

Chairperson: Supervisor Michael Mayo, Sr.  
Clerk: Linda Durham, 278-4225  
Research Analyst: Glenn Bultman, 278-5276

## COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, January 22, 2007 – 9:00 A.M.

Milwaukee County Courthouse - Room 201-B

### MINUTES

TAPE No. 1 Side A, #001 to EOT  
TAPE No. 1 Side B, #001 to EOT  
TAPE No. 2 Side A, #001 to 468

PRESENT: Supervisors Clark, \*White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair)

\*Supervisor White was not present at the time of the roll call, but appeared shortly thereafter.

### SCHEDULED ITEMS:

### RESOLUTION

1. 07-77 A resolution by Supervisors Broderick, DeBruin and Weishan that endorses the WHEDA tax credit application for St. Catherine's Residence, Inc. for a 46-unit apartment adjacent to their existing residence at 1032 E. Knapp Street. (Tape #1A-#300)

### APPEARANCES:

Lynn Oehlke, President, St. Catherine's Residence, Inc.

### Supervisor Clark in the Chair.

Ms. Oehlke provided comments relative to the subject resolution.

Mr. Bultman advised that Supervisor Rice had previously requested to be added as a co-sponsor of this resolution. There being no objection, it was so ordered.

### **MOTION BY (JOHNSON) Approve. (Vote 6-0)**

**AYES:** White, Johnson, Dimitrijevic, Rice, West and Clark (Chair) – 6

**NOES:** 0

**EXCUSED:** Mayo

## SCHEDULED ITEMS (CONTINUED):

### ECONOMIC DEVELOPMENT

2. 07-13 From Economic and Community Development, submitting the following monthly updates:  
A. Economic Development Reserve Fund Balance and Approved Projects  
B. Brownfield Redevelopment Capital Account Fund Balance and Approved Projects.  
**(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**  
(Tape #1A-#48)

#### **APPEARANCES:**

Leonard Jackson, Community Development Program Coordinator

Mr. Jackson reviewed the subject report.

***The Committee took no action on this informational report.***

### REAL ESTATE

3. 07-13 From Manager, Real Estate Services, reporting on the status of 2006 excess property sales. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #1A-#76)

#### **APPEARANCES:**

Bob Dennik, Director, Economic and Community Development  
Craig Dillmann, Manager, Real Estate Services

Mr. Dillmann reviewed the subject report.

Questions and comments ensued.

***The Committee took no action on this informational report.***

4. 07-14 From Director, Economic and Community Development, Offer to purchase from the  
(a)(a) City of West Allis on a County-owned property located at 1343 South 64<sup>th</sup> Street, West Allis, Wisconsin. (Tape #1A-#245)

#### **APPEARANCES:**

Craig Dillmann, Manager, Real Estate Services

Mr. Dillmann reviewed the subject report.

Questions and comments ensued.

## SCHEDULED ITEMS (CONTINUED):

***MOTION BY: (CLARK) Approve the offer to purchase from the City of West Allis on a County-owned property located at 1343 South 64<sup>th</sup> Street, West Allis, Wisconsin. (Vote 7-0)***

**AYES:** Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 7

**NOES:** 0

5. 07-14 From Director, Economic and Community Development, Offer to purchase on  
(a)(b) County-owned vacant land located to the rear of 1272 North Martha Washington Drive, Wauwatosa, Wisconsin. (Tape #1A-#273)

**APPEARANCES:**

Craig Dillmann, Manager, Real Estate Services

Mr. Dillmann reviewed the subject report.

***MOTION BY: (CLARK) Approve the offer to purchase on County-owned vacant land located to the rear of 1272 North Martha Washington Drive, Wauwatosa, Wisconsin. (Vote 7-0)***

**AYES:** Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 7

**NOES:** 0

## HOUSING

6. 07-74 From Director, Department of Health and Human Services, requesting:  
A. Approval of criteria for the allocation of budgeted appropriations for housing for persons with mental illness. **(Also to Committee on Health & Human Needs)** (Tape #1A-#340)

**APPEARANCES:**

Rob Henken, Director, Department of Health and Human Services

**Supervisor Clark in the Chair.**

Mr. Henken provided a brief overview of the subject report and the Department's recommendation.

Questions and comments ensued.

Supervisor Dimitrijevic advised, for future reference, that the fund created by the County Board is the Inclusive Housing fund, not the Affordable Housing Fund.

Committee members expressed concerns relative to having the criteria and the

## SCHEDULED ITEMS (CONTINUED):

approval for projects come before the Committee simultaneously.

Mr. Henken reviewed the criteria for the projects.

***MOTION BY: (MAYO) Amend the resolution by adding an additional BE IT RESOLVED clause addressing the following three points: 1) quarterly reports from the department; 2) County Board representation on the review panel; and 3) Milwaukee County doesn't want to be the sole source to fund projects.***

Questions and comments ensued.

### **Vote on the amendment offered by Supervisor Mayo: 7-0**

**AYES:** Mayo, White, Johnson, Dimitrijevic, Rice, West and Clark (Chair) - 7  
**NOES:** 0

***MOTION BY: (DIMITRIJEVIC) Approve the resolution, as amended. (Vote 7-0)***

**AYES:** Mayo, White, Johnson, Dimitrijevic, Rice, West and Clark (Chair) - 7  
**NOES:** 0

- B. Authorization to commit \$348,450 from the budgeted appropriations dedicated to housing for persons with mental illness to a project sponsored by the United Christian Church and Cardinal Capital Management. **(Also to Committee on Health & Human Needs)**

### **APPEARANCES:**

Glenn Bultmann, County Board Legislative Research Analyst  
Kate Blood, Cardinal Capital Management  
Erich Schwenker, President, Cardinal Capital Management  
Martha Brown, Deputy Commissioner, Milwaukee Dept. of City Development  
Teig Whaley - Smith, Consultant for United Christian Church  
Pastor Jones, United Christian Church

Ms. Brown expressed the City of Milwaukee's appreciation for the Committee's approval of item 6A. She provided comments relative to the actions the City took for this item and item 6C. She advised that the City of Milwaukee expressed their support of this project by approving the sale of the property to the development group and also approved a zoning change to allow the project to go forward. In regards to item 6C, the City of Milwaukee approved a zoning change which includes operational standards for the facility that will ensure compatibility with the surrounding neighborhood.

## SCHEDULED ITEMS (CONTINUED):

Questions and comments ensued.

Mr. Whaley-Smith distributed a document (a copy of which is contained in the subject file) and provided comments relative to it.

Pastor Jones provided comments. He stated that he has been the pastor of United Christian Church for the past 30 years and has been in the community for about 28 years. He expressed the need for housing in his community.

Mr. Schwenker provided background information relative to Cardinal Capital Management.

Supervisor Johnson requested that materials regarding Cardinal Capital Management be forwarded to all 19 County Supervisors before Board Day (February 1, 2007).

Supervisor Dimitrijevic expressed concerns relative to bonding and where the money for the project is coming from and also, if the project is eligible for the County's bonding. She requested updated information by Board Day.

Mr. Bultman recommended that the resolutions for both items 6B and 6C include "or other capital" in the BE IT RESOLVED clause before the word "financing" and after the word "bond", line 70 (item 6B) and line 66 (item 6C). There being no objection, it was so ordered.

***MOTION BY: (MAYO) Approve. (Vote 7-0)***

***AYES:*** Mayo, White, Johnson, Dimitrijevic, Rice, West and Clark (Chair) - 7

***NOES:*** 0

- C. Authorization to commit \$157,544 from budgeted appropriations dedicated to housing for persons with mental illness to a project sponsored by the Guest House and Heartland Housing. **(Also to Committee on Health & Human Needs)**

### **APPEARANCES:**

Rob Henken, Director, Department of Health and Human Services

Andrew DeFranza, Executive Director, Guest House

Michael Goldberg, Director of a Real Estate Development for Heartland Housing, Inc.

Mr. DeFranza provided comments relative to the Guest House and the process for creation of additional housing.

Mr. Goldberg provided comments relative to Heartland Housing, Inc.

## SCHEDULED ITEMS (CONTINUED):

**MOTION BY: (JOHNSON) Approve.**

Questions and comments ensued.

Chairperson Clark expressed concerns relative to the projects in 6B and 6C having a deadline of February 2<sup>nd</sup> for the WHEDA tax credit. She requested that future applications come to the Committees sooner so that there is enough time for a thoughtful review process and adequate input from all supervisors who are interested in the projects.

**Vote on the motion to approve: 6-0**

**AYES:** White, Johnson, Dimitrijevic, Rice, West and Clark (Chair) – 6

**NOES:** 0

**EXCUSED:** Mayo

**The Committee may adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on the following matter.**

7. 07-71 From Director, Department of Health and Human Services and the Director, Economic and Community Development, requesting authorization to negotiate with Wheaton Franciscan Healthcare for the purchase or long-term lease of the St. Michael Hospital facility for Behavioral Health Division inpatient and nursing home operations and to make expenditures in an amount not to exceed \$200,000 for engineering, environmental, architectural, legal and other services necessary to complete such negotiations. **(Also to Committees on Health & Human Needs and Finance & Audit)**  
(Tape #1B-#252)

**APPEARANCES:**

Bob Dennik, Director, Economic and Community Development  
Rob Henken, Director, Department of Health and Human Services  
Bill Domina, Corporation Counsel  
Jim Tietjen, Operations, Department of Health and Human Services

Mr. Henken reviewed the subject report.

Mr. Dennik provided comments.

Questions and comments ensued.

## SCHEDULED ITEMS (CONTINUED):

Mr. Domina advised that the Committee address specific issues relative to this item in closed session.

***MOTION BY: (CLARK) adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on item 7. (Vote 7-0)***

**AYES:** Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 7  
**NOES:** 0

The Committee adjourned into closed session at approximately 10:30 a.m. and reconvened in open session at approximately 11:40 a.m. with the same members present as before.

***MOTION BY: (CLARK) Amend the resolution by deleting the words “and outside legal assistance to negotiate a final lease or sale agreement; and” from the first BE IT RESOLVED clause; delete the last BE IT FURTHER RESOLVED clause (lines 112-115).***

Questions and comments ensued relative to the motion.

Director Henken respectfully requested that “and outside legal assistance” be kept as part of the language in the BE IT RESOLVED clause.

Discussion ensued relative to the motion and Director Henken’s request.

***MOTION BY: (CLARK) Amend the resolution by deleting the words “negotiate a final lease or sale agreement; and” from the first BE IT RESOLVED clause (line 110) and insert “carry out the intent of this resolution” and delete the last BE IT FURTHER RESOLVED clause (lines 112-115). (Vote 5-2).***

**AYES:** Clark, White, Johnson, Dimitrijevic and West – 5  
**NOES:** Rice and Mayo (Chair) – 2

Discussion continued.

**SCHEDULED ITEMS (CONTINUED):**

***MOTION BY: (RICE) Amend the resolution by adding a BE IT RESOLVED clause to read as follows: BE IT FURTHER RESOLVED that the County Board of Supervisors authorizes the Director of Economic and Community Development or his designee to prepare an RFP for the sale of the Mental Health Complex consisting of 25 acres on the County grounds, located at 9455 N. Watertown Plank Road in Wauwatosa, Wisconsin.***

Question and comments ensued.

**Vote on the amendment offered by Supervisor Rice. 2-5**

**AYES:** Johnson and Rice – 2

**NOES:** Clark, White, Dimitrijevic, West and Mayo (Chair) – 5

**Amendment Failed.**

***MOTION BY: (DIMITRIJEVIC) Amend the resolution by adding a BE IT RESOLVED clause addressing the following three points: 1) Restate that the end result of this process is to decrease the overhead cost of providing mental health services at the Behavioral Health Division (BHD) and use these savings to improve the County's mental health services; 2) During negotiations, consider these additional options to be presented, along with the negotiations with St. Michael's Hospital, remaining at the BHD with a capital improvement plan, consolidate and sell a portion, and lease or sublease to a public/private entity; and 3) Neighborhood impact – include a presentation of a comprehensive community relations plan used to identify neighborhood concerns.***

Questions and comments continued at length regarding the present location of the BHD, Administration not being prepared to address the issue of relocating the BHD to St Michaels Hospital if the option had not been presented, and other alternatives or options available to utilize acres on the County grounds.

**Vote on the amendment offered by Supervisor Dimitrijevic: 5-2**

**AYES:** Clark, White, Johnson, Dimitrijevic and Rice – 5

**NOES:** West and Mayo (Chair) - 2

***MOTION BY: (CLARK) Approve the resolution, as amended. (Vote 4-3)***

**AYES:** Clark, Johnson, Dimitrijevic and West – 4

**NOES:** White, Rice and Mayo (Chair) - 3

The Committee took a five-minute break. When the roll was called, Supervisor White was excused.



## SCHEDULED ITEMS (CONTINUED):

8. 07-30 From Director, Economic and Community Development, recommending a six (6)  
(a)(a) month extension to the option to purchase for Block 2E in the Park East Corridor,  
located between North Milwaukee and North Broadway and East Lyon Streets and  
East Ogden Avenue in the City of Milwaukee, east of the Milwaukee River.  
(Tape #2A-#450)

### **APPEARANCES:**

Craig Dillmann, Manager, Real Estate Services  
Rich Curto, RSC and Associates

Mr. Dillmann reviewed the subject report.

Questions and comments ensued.

***MOTION BY: (CLARK) Approve the six month extension to the option to purchase for Block 2E in the Park East Corridor, located between North Milwaukee and North Broadway and East Lyon Streets and East Ogden Avenue in the City of Milwaukee, east of the Milwaukee River. (Vote 6-0)***

**AYES:** Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 6

**NOES:** 0

**EXCUSED:** White

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### **STAFF PRESENT:**

Glenn Bultman, County Board Legislative Research Analyst  
Robert Dennik, Director, Economic and Community Development Division  
Craig Dillmann, Manager, Real Estate Services  
Leonard Jackson, Community Development Program Coordinator  
Rob Henken, Director, Department of Health and Human Services  
Jim Tietjen, Operations, Department of Health and Human Services

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This meeting was recorded on tape. The foregoing matters were not necessarily considered in agenda order. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

Length of Meeting: 9:10 a.m. to 1:35 p.m.

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**SCHEDULED ITEMS (CONTINUED):**

Adjourned,

*Linda K. Durham*

Linda K. Durham, Committee Clerk  
Committee on Economic and Community Development

*ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.*

Chairperson: Supervisor Michael Mayo, Sr.  
Clerk: Linda Durham, 278-4225  
Research Analyst: Glenn Bultman, 278-5276

## **COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT**

**TUESDAY, February 13, 2007 – 9:00 A.M.**

**Milwaukee County Courthouse - Room 201-B**

### **M I N U T E S**

TAPE No. 2 Side A, #473 to #700

PRESENT: Supervisors \*Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair)  
EXCUSED: Supervisor White

\*Supervisor Clark was not present at the time of the roll call, but appeared shortly thereafter.

#### **SCHEDULED ITEMS:**

#### **HOUSING**

1. 07-109 From Director, Economic and Community Development, requesting approval of a one-year extension of term on a Housing Organization Loan Fund (HOLF) loan held by Layton Boulevard West Neighbors (LBWN). (Tape #2A-#479)

#### **APPEARANCES:**

Bob Dennik, Director, Economic and Community Development  
Gary Bottoni, Housing and Development Program Coordinator  
Charlotte John-Gomez, President, Layton Boulevard West Neighbors

Mr. Bottoni reviewed the subject report. He pointed out that Economic and Community Development staff recommends that the HOLF loan term be extended for a period of one year as opposed to their two-year extension request.

Ms. John-Gomez provided comments.

Supervisor Dimitrijevic offerered an amendment to extend the HOLF loan term for a period of two years.

***MOTION BY (DIMITRIJEVIC) Approve the amendment.***

Mr. Dennik provided comments.

Questions and comments ensued.

**SCHEDULED ITEMS (CONTINUED):**

**Vote on the amendment offered by Supervisor Dimitrijevic: 3-3**

**AYES:** Johnson, Dimitrijevic and West - 3

**NOES:** Clark, Rice and Mayo (Chair) – 3

**EXCUSED:** White

**Amendment failed.**

***MOTION BY: (DIMITRIJEVIC) Approve the staff recommendation for a one- year extension of the HOLF loan term. (Vote 6-0)***

**AYES:** Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 6

**NOES:** 0

**EXCUSED:** White

**COMMUNITY BUSINESS DEVELOPMENT PARTNERS**

2. 07-82 From Director, Community Business Development Partners (CBDP), requesting approval of Disadvantaged Business Enterprise (DBE) Goals for 2007 County Funded Projects. **(Also to the Committee on Transportation, Public Works and Transit)**  
(Tape #2A-#595)

**APPEARANCE:**

Freida Webb, Director, Community Business Development Partners

Ms. Webb reviewed the subject report.

Questions and comments ensued.

***MOTION BY: (JOHNSON) Approve.***

Committee members expressed concern relative to the low percentage of DBE participation for Procurement.

Supervisor West requested that Ms. Webb provide the Committee with a report identifying her department's recruitment strategies to meet the Professional Services goal for 2007.

**Vote on the motion to approve: 6-0**

**AYES:** Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 6

**NOES:** 0

**EXCUSED:** White

## SCHEDULED ITEMS (CONTINUED):

### REAL ESTATE

The Committee may adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on the following matter.

3. 07-13 Presentation by RSC & Associates, LLC concerning the status of the purchase and development of the 2.13-acre Block 26 (aka Block 1E) in the Park East Corridor, located between North Jefferson, North Milwaukee and East Lyon Streets and East Ogden Avenue in the City of Milwaukee, east of the Milwaukee River.  
**(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**  
(Tape #2A-#672)

#### **APPEARANCES:**

Craig Dillmann, Manager, Real Estate Services  
RSC & Associates Team

Mr. Dillmann provided a brief background relative to this item.

***MOTION BY: (CLARK) Adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on this matter. (Vote 6-0)***

**AYES:** Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 6

**NOES:** 0

**EXCUSED:** White

The Committee adjourned into closed session at approximately 9:30 a.m. and did not reconvene back into open session.

***This item was taken out of order***

***The Committee took action on this informational item.***

## SCHEDULED ITEMS (CONTINUED):

4. 06-412 From the Zoo Director, requesting approval to enter into a memorandum of  
(a)(a) understanding with the City of Wauwatosa for extension of its water and sewer  
systems to the former Bliffert property for the purpose of developing a hotel that could  
include a conference center and water park. **(Also to the Committee on Parks, Energy  
& Environment)** (Tape #2A-#657)

**APPEARANCE:**

Chuck Wikenhauser, Zoo Director

Mr. Wikenhauser reviewed the subject report.

**MOTION BY: (CLARK) Approve. (Vote 6-0)**

**AYES:** Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 6

**NOES:** 0

**EXCUSED:** White

***This item was taken out of order.***

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### **STAFF PRESENT:**

Glenn Bultman, County Board Legislative Research Analyst

Robert Dennik, Director, Economic and Community Development Division

Craig Dillmann, Manager, Real Estate Services

Gary Bottoni, Housing and Development Program Coordinator

Freida Webb, Director, Community Development Business Partners

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This meeting was recorded on tape. The foregoing matters were not necessarily considered in agenda order. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

Length of Meeting: 9:05 a.m. to 10:00 a.m.

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Adjourned,

*Linda K. Durham*

Linda K. Durham, Committee Clerk

Committee on Economic and Community Development

ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.
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Chairperson: Supervisor Michael Mayo, Sr.  
Clerk: Linda Durham, 278-4225  
Research Analyst: Glenn Bultman, 278-5276

## COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, March 26, 2007 – 9:00 A.M.

**Milwaukee County Courthouse - Room 201-B**

### MINUTES

TAPE No. 3 Side A, #001 to #EOT  
TAPE No. 3 Side B, #001 to EOT  
TAPE No. 4 Side A, #001 to #048

PRESENT: Supervisors Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair)

### SCHEDULED ITEMS:

#### PUBLIC HEARING

1. 07-166 From Director, Parks, Recreation and Culture, requesting authorization to reallocate the \$70,000 awarded for the 2006 Reducing, Removing and Remodeling Landforms in Johnsons Park Community Development Block Grant (CDBG) project to the gym painting project at the Martin Luther King Community Center. (Tape #3A-#53)

#### **APPEARANCES:**

Kevin Haley, Parks Department  
Carole Jones, Housing and Community Development Division  
Gary Bottoni, Housing and Development Program Coordinator

Mr. Haley provided a brief history and reviewed the subject request.

Ms. Jones provided comments relative to the HUD goal guidelines.

#### ***MOTION BY: (CLARK) Approve.***

Supervisor Rice requested that the department provide information relative to what category of the HUD guidelines the dollars are coming from before Board Day (April 5, 2007).

Considerable discussion ensued as to whether or not there is a procedure for reallocating CDBG dollars from one project to another. Committee members requested information as to what guidelines are used to determine how dollars are reallocated. Mr. Dennik advised that Mr. Jackson will come before the committee next cycle to address this issue.

## **SCHEDULED ITEMS (CONTINUED):**

Supervisor West stated that it was her understanding that the CDBG dollars were going to be divided between the Martin Luther King Community Center and Kosciuszko Park Community Center.

Mr. Haley advised that it was his understanding that the dollars would be reallocated for the painting and the gym floor at the Martin Luther King Community Center only.

Supervisor West stated that she is not opposed to the CDBG dollars being reallocated to the Martin Luther King Community Center, however, she would like clarification as to how the reallocation of CDBG dollars went from being divided between two projects to just one.

Chairman Mayo advised that he was unaware of the division of the CDBG dollars. He stated that he would like to meet with Mr. Dennik and Mr. Jackson to create a policy/procedure for reallocating CDBG dollars to projects.

Ms. Jones advised that the federal expiration date for the CDBG dollars to be spent is December 31, 2007; however, given the fact that Milwaukee County is on probation, it is imperative that the dollars are spent and the work is done sooner. The work should actually be done by October 31, 2007.

***MOTION BY: (RICE) Layover for one cycle.***

Questions and comments ensued relative to the motion and compliance issues.

Supervisor West stated that she would like a commitment from the department that the work will be done by October 31, 2007.

**Vote on the Motion to layover: 4-3**

***AYES:*** White, Dimitrijevic, Rice and West – 4

***NOES:*** Clark, Johnson and Mayo (Chair) – 3

## **HOUSING**

2. 07-13 Request for Proposal for an analysis of impediments to fair housing choice  
**(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**  
(Tape #3A-#407)

***MOTION BY: (CLARK) Layover***

There being no objection, it was so ordered.



**SCHEDULED ITEMS (CONTINUED):**

**ECONOMIC DEVELOPMENT**

3. 07-13 From Economic and Community Development, submitting the following monthly updates:  
A. Economic Development Reserve Fund Balance and Approved Projects  
B. Brownfield Redevelopment Capital Account Fund Balance and Approved Projects.  
**(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**  
(Tape #3A-#423)

Items 3 and 4 were taken together.

***The Committee took no action on this informational report.***

**REAL ESTATE**

4. 07-13 From Manager, Real Estate Services, reporting on the status of 2007 excess property sales. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

**SEE ACTION UNDER ITEM 3.**

5. 07-13 From Director, Economic and Community Development, reporting on 2006 Real Estate Sales Activity **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #3A-#431)

**APPEARANCES**

Craig Dillmann, Real Estate Manager

Mr. Dillmann reviewed the subject report.

Questions and comments ensued.

***The Committee took no action on this informational report.***

6. 07-14 From the Director, Economic and Community Development, recommending a seven (a)(c) (7) month extension to the offer to purchase for an approximate four (4) acre, triangular shaped, landlocked parcel of land located to the west of the Southwest corner of East Layton and South Pennsylvania Avenues in the City of Cudahy.  
(Tape #3A-#468)

**APPEARANCES**

Craig Dillmann, Real Estate Manager

**SCHEDULED ITEMS (CONTINUED):**

Mr. Dillmann reviewed the subject report.

Questions and comments ensued.

***MOTION BY: (CLARK) Approve the seven (7) month extension, but delete the BE IT FURTHER RESOLVED clause, wherein it states that the Director of Economic and Community Development is authorized to extend their offer with the County for an additional five (5) months.***

Questions and comments ensued.

**Vote on the motion by Supervisor Clark: 3-4**

**AYES:** Clark, Dimitrijevic and Rice - 3

**NOES:** White, Johnson, West and Mayo (Chair) – 4

**Motion failed.**

***MOTION BY: (WHITE) Approve, with the requirement of an informational report back from the department justifying the need to impose an additional five (5) month extension (Vote 6-1)***

**AYES:** White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 6

**NOES:** Clark - 1

7. 07-14 From the Director, Economic and Community Development, Offer to purchase on a  
(a)(c) County-owned vacant lot located at 3537 East Howard Avenue, St. Francis, Wisconsin. (Tape #3A-#609)

**APPEARANCES**

Craig Dillmann, Real Estate Manager

Mr. Dillmann reviewed the subject report.

**Supervisor Clark in the Chair.**

***MOTION BY: (DIMITRIJEVIC) Approve the offer to purchase from Thomas W. Kinnard and Suxian Kinnard in the amount of \$45,000 on a County-owned vacant lot located at 3537 East Howard Avenue, St. Francis, Wisconsin.***

Questions and comments ensued.

## SCHEDULED ITEMS (CONTINUED):

### Vote on the motion by Supervisor Dimitrijevic: 6-0

**AYES:** White, Johnson, Dimitrijevic, Rice, West and Clark (Chair) – 6

**NOES:** 0

**EXCUSED:** Mayo

8. 07ECD2 From Director, Department of Administrative Services (DAS) and Director, Division of Economic and Community Development, Department of Administrative Services-Economic and Community Development 2006 Deficit. **(Also to be considered by the Committee on Finance and Audit)** (Tape #3A-#667)

### **APPEARANCES**

Supervisor John F. Wieshan, Jr., (16<sup>th</sup> District)

Rob Henken, Director, DAS

Cynthia Archer, Fiscal and Budget Administrator, DAS

Jerry Heer, Director, Department on Audit

Bob Dennik, Director, Economic & Community Development

Mr. Henken advised that DAS, along with Scott Manske, has done a great deal of work on this. The work of DAS, thus far, has been geared toward identifying the precise size of the problem for 2006 as they are in the process of closing out their 2006 books. He advised that the deficit has to do, almost exclusively, with failure to recognize revenue and not with over expenditures by the Economic and Community Development department.

Mr. Henken reviewed the subject report (a copy of which is attached to the original of these minutes) and provided comments.

Mr. Dennik provided comments relative to the deficit and the need for accounting staff within his department.

Discussion ensued at length. Committee members expressed concern regarding the deficit, how it came about and why they weren't notified before now about a possible deficit.

Ms. Archer provided comments relative to how the deficit was discovered. She stated that revenue was carefully monitored in January and February to determine if there was an issue. At the same time, DAS was in the process of closing the 2006 books and started to analyze the carryovers. It was then that there was an indication that something was wrong. She stated that she was not convinced that there was a problem until mid-February. Ms. Archer reiterated the need for accounting staff in the Economic and Community Development Division.

Discussion relative to the deficit continued.

## **SCHEDULED ITEMS (CONTINUED):**

Supervisor Wieshan provided comments relative to the issue of staff in the Economic and Community Development department.

Mr. Heer provided comments. He stated that the programs are very complex.

Chairman Mayo advised that he is very disappointed that there is a deficit in the Economic and Community Development department. He stated that he would like for DAS to carefully review each program. He also stated that he would like to see each program's flow chart, from 2005 to 2007.

***MOTION BY: (CLARK) Approve the Action Plan.***

Mr. Bultman advised that this item is on the agenda as an informational report and that it does not appear to be anything in the report that would require it to be forwarded to the County Board.

Supervisor Clark amended her motion, as follows:

***MOTION BY: (CLARK) Forward the report to the Committee on Finance and Audit.***

***AYES:*** Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 7

***NOES:*** 0

**The Committee may adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on the following matter.**

9. 07-30 From the Director of Economic and Community Development recommending a six (6)  
(a)(b) month extension to the option to purchase for the triangular-shaped, .37-acre Block 6E in the Park East Corridor, located between North Water Street, North Edison Street and East Knapp Street in the City of Milwaukee, east of the Milwaukee River.  
(Tape #3A-#40)

***MOTION BY: (WHITE) Layover***

***AYES:*** Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 7

***NOES:*** 0

***This item was taken out of order.***

**SCHEDULED ITEMS (CONTINUED):**

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**STAFF PRESENT:**

Glenn Bultman, County Board Legislative Research Analyst  
Rob Henken, Director, Department of Administrative Services (DAS)  
Cynthia Archer, Fiscal and Budget Administrator – DAS  
Jerry Heer, Director, Department of Audit  
Robert Dennik, Director, Economic and Community Development Division  
Craig Dillmann, Manager, Real Estate Services  
Gary Bottoni, Housing and Development Program Coordinator  
Carole Jones, Housing and Development Program Coordinator

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This meeting was recorded on tape. The foregoing matters were not necessarily considered in agenda order. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

Length of Meeting: 9:30 a.m. to 11:25 a.m.

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Adjourned,

*Linda K. Durham*

Linda K. Durham, Committee Clerk  
Committee on Economic and Community Development

<p><i>ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTY), upon receipt of this notice.</i></p>
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Chairperson: Supervisor Michael Mayo, Sr.  
Clerk: Linda Durham, 278-4225  
Research Analyst: Glenn Bultman, 278-5276

## COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, May 7, 2007 – 9:00 A.M.

**Milwaukee County Courthouse - Room 201-B**

### MINUTES

TAPE No. 4 Side A, #051 to EOT  
TAPE No. 4 Side B, #001 to EOT  
TAPE No. 5 Side A, #001 to #360

**PRESENT:** Supervisors Clark, \*White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair)  
\*Supervisor White was not present at the time of the roll call, but appeared shortly thereafter.

### SCHEDULED ITEMS:

#### HOUSING

1. 07-166 From Director, Parks, Recreation and Culture, requesting authorization to reallocate the \$70,000 awarded for the 2006 Reducing, Removing and Remodeling Landforms in Johnsons Park Community Development Block Grant (CDBG) project to the gym painting project at the Martin Luther King Community Center. (Tape #4A-#069)

#### **APPEARANCES:**

Leonard Jackson, Community Development Program Coordinator  
James Keegan, Chief of Planning, Policy and Partnership – Parks, Recreation & Culture

#### ***MOTION BY: (CLARK) Approve.***

Mr. Jackson reviewed the subject report. He advised that he will be bringing back a procedure regarding reprogramming of CDBG dollars to the Committee in the June cycle.

Questions and comments ensued.

#### **Vote on the motion to approve: 6-1**

**AYES:** Clark, White, Johnson, Rice, West and Mayo (Chair) - 6

**NOES:** Dimitrijevic – 1

## **SCHEDULED ITEMS (CONTINUED):**

2. 07-13 Request for Proposal for an Analysis of Impediments to Fair Housing Choice  
**(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**  
**(3/26/07: Laid over) (RECOMMENDED ACTION: Receive and Place on File)**  
(Tape #4A-#108)

### **APPEARANCES:**

Leonard Jackson, Community Development Program Coordinator

Mr. Jackson reviewed the subject report.

Questions and comments ensued.

***MOTION BY: (CLARK) Receive and place on file the Analysis of Impediments to Fair Housing Choice report.***

Supervisor Johnson requested a copy of the Analysis report from 1994.

Supervisor Rice expressed concerns relative to an amount not being inserted in the agreement regarding the total compensation paid by the County to the recipient for the scope of services.

***MOTION BY: (RICE) that the recommendation to issue the RFP for Analysis of Fair Housing Choice be approved with an amendment to the RFP, under "COMPENSATION" to indicate cost by Milwaukee County not to exceed \$40,000.***

Considerable discussion ensued relative to the \$40,000 limit stated in the motion.

Supervisor White stated that in the future he would like information from the experts relative to what the most recent impediments are to fair housing choice.

### **Vote on the motion to receive and place on file: 6-1**

**AYES:** Clark, White, Johnson, Dimitrijevic, West and Mayo (Chair) – 6

**NOES:** Rice - 1

### **Vote on the motion by Supervisor Rice: 6-1**

**AYES:** White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 6

**NOES:** Clark - 1

### SCHEDULED ITEMS (CONTINUED):

3. 07-13 From Director, Economic and Community Development, reporting on use of entitlement and reprogrammed funds **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #4A-#546)

**APPEARANCES:**

Bob Dennik, Director, Economic and Community Development  
Leonard Jackson, Community Development Program Coordinator

Supervisor Dimitrijevic provided comments relative to reprogramming funds and the absence of a policy. She reiterated that she would like to see a policy.

Mr. Jackson provided clarification for the projects listed in the report.

Supervisor Clark requested that the department provide to the Committee quarterly reports on Community Development Block Grant (CDBG) funds, allocation amounts on each project and what's left over, as well as the anticipated dates for project completions.

Discussion ensued regarding federal grant expiration dates.

***The Committee took no action on this informational report.***

4. 07-13 From Director, Economic and Community Development, proposed Timetable for the 2008 Milwaukee County Community Development Block Grant (CDBG) Program Year. **(INFORMATIONAL ONLY, UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #4A-#703)

**APPEARANCES:**

Leonard Jackson, Community Development Program Coordinator

Mr. Jackson reviewed the subject report and distributed a draft of the 2008 CDBG At Large Funding Application. Per Mr. Jackson, the application will be on-line June 11, 2007.

***The Committee took no action on this informational report.***

### REAL ESTATE

5. 07-13 From Manager, Real Estate Services, reporting on the status of 2007 excess property sales. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #4B-#007)



## SCHEDULED ITEMS (CONTINUED):

### **APPEARANCES:**

County Supervisor John F. Weishan, Jr. (16<sup>th</sup> District)  
Bob Dennik, Director, Economic and Community Development  
Gerald Baker, Real Estate Services

Mr. Baker reviewed the subject report.

Questions and comments ensued relative to Block 1E Park East Development and the status of RSC.

Mr. Dennik advised that he would be providing a report in the June cycle regarding the status of Block 1E.

Discussion ensued at length regarding RSC's contract extensions, their request for a TIF (tax incremental financing) and the City's refusal to give them one.

Supervisor Weishan provided comments and requested clarification on RSC's options.

Questions and comments ensued relative to the Department's land sales budget.

***The Committee took no action on this informational report.***

6. 07-224 From Director, Economic and Community Development, requesting authorization to solicit proposals for the purchase and development of County-owned land located on the Southwest corner of North 6<sup>th</sup> Street and West State Street in the City of Milwaukee. (Tape #4B-#422)

### **APPEARANCES:**

County Supervisor John F. Weishan, Jr. (16<sup>th</sup> District)  
Bob Dennik, Director, Economic and Community Development

Mr. Dennik reviewed the subject report.

Supervisor Rice requested a copy of the appraisal before Board day (May 17, 2007). Chairman Mayo advised that a copy of the appraisal should be forwarded to all Committee members.

***MOTION BY: (RICE) Approve with an amendment to the RFP to increase the initial option fee from \$50,000 to \$60,000 and increase the second 3-month option fee from \$15,000 to \$30,000.***

***MOTION BY: (CLARK) Amend the RFP by striking the apostrophe, "s" and "good faith effort" from page 3, under DBE Utilization Plan.***

## **SCHEDULED ITEMS (CONTINUED):**

Questions and comments ensued.

Supervisor Weishan provided comments.

Supervisor West advised that she would be voting “no” on this item because there is no timeline.

Chairman Mayo requested that the Department provide a timeline to Committee members before Board day.

Supervisor Dimitrijevic requested information relative to “parking”. Chairman Mayo advised that if this RFP is approved by the County Board, a report should be brought back by the Department in the June cycle regarding a parking plan.

### **Vote on the motion by Supervisor Clark: 6-1**

**AYES:** Clark, White, Johnson, Dimitrijevic, West and Mayo (Chair) - 6

**NOES:** Rice - 1

### **Vote on the motion by Supervisor Rice: 5-2**

**AYES:** Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 5

**NOES:** Clark and White – 2

### **MOTION BY: (CLARK) Approve, as amended: (Vote 5-2)**

**AYES:** Clark, Johnson, Dimitrijevic, Rice, Mayo (Chair) – 5

**NOES:** White and West - 2

7. 07ECD3 From Director, Economic and Community Development, discussion regarding Milwaukee County Lobbying Ordinance. (Tape #4B-#626)

### **APPEARANCES:**

Bob Dennik, Director, Economic and Community Development

### **Supervisor Clark in the Chair.**

Mr. Dennik expressed concerns regarding how to get individuals to come in and register as lobbyists, who is responsible for making sure that they register and what is the charge of the department.

Questions and comments ensued as to what Milwaukee County Government is doing as far as getting information out as to who should register as lobbyists. Mr. Dennik advised that per County Clerk Mark Ryan, the forms are on the County’s website.

## SCHEDULED ITEMS (CONTINUED):

Supervisor Rice provided background information on the Ordinance that was drafted pertaining to Lobbying. He advised that after the Board enacted the Ordinance, it was intended that there be an education process put into place. There was also an expectation that a compliance guide would be drafted by the Corporation Counsel's office to address questions and enforcement issues. Supervisor Rice stated that it is not the department's obligation to enforce the lobby laws. It is up to the individual who is coming before the County to make sure that they are in compliance. He stated that the definitions in the law are drafted very closely mirroring the language in the City code and in the State of Wisconsin code.

Supervisor Mayo expressed concerns about educating individuals who come before the County about lobby laws and who are considered as lobbyists. He stated that there should be a clear understanding across the board as to who should register.

**The Committee may adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on the following matter.**

8. 07-30 From the Director of Economic and Community Development recommending a six (6)  
(a)(b) month extension to the option to purchase for the triangular-shaped, .37-acre Block 6E in the Park East Corridor, located between North Water Street, North Edison Street and East Knapp Street in the City of Milwaukee, East of the Milwaukee River.  
(3/26/07: Laid over) (Tape #5A-#281)

***MOTION BY: (CLARK) Adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on this item (#8). (Vote 6-1)***

**AYES:** Clark, White, Dimitrijevic, Rice, West and Mayo (Chair) - 6

**NOES:** Johnson - 1

The Committee adjourned into closed session at approximately 11:10 a.m. and reconvened back into open session at approximately 11:43 a.m. with the same members present as before.

## SCHEDULED ITEMS (CONTINUED):

***MOTION BY: (DIMITRIJEVIC) Approve the six (6) month extension to the option to purchase for the triangular-shaped, .37-acre Block 6E in the Park East Corridor, located between North Water Street, North Edison Street and East Knapp Street in the City of Milwaukee, East of the Milwaukee River.***

Questions and comments ensued.

Supervisor Rice expressed concern relative to the dollar amount that is attributed to the extension of the option. He proposed an amendment to increase the cost of the extension from \$10,000 to \$25,000.

Chairman Mayo advised that an opinion is needed from Corporation Counsel to assure that this can be done legally.

Supervisor Rice advised that he is willing to withhold action on this and bring it up again on the Board floor.

**Vote on the motion to approve: 7-0**

***AYES:*** Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 7

***NOES:*** 0

### **COMMUNITY BUSINESS PARTNERS**

9. 07-226 From Director, Community Business Development Partners, 2006 DBE Participation Report. (Tape #4B-#747)

**APPEARANCES:**

Frieda Webb, Director, Community Business Development Partners

**Supervisor Clark in the Chair.**

Ms. Webb reviewed the subject report.

***MOTION BY: (MAYO) Receive and place on file.***

Supervisor West requested a report back on the current mechanisms being used to recruit DBE participation.

Questions and comments ensued.

**SCHEDULED ITEMS (CONTINUED):**

**Vote on the motion to receive and place on file: 7-0**

**AYES:** Mayo, White, Johnson, Dimitrijevic, Rice, West and Clark (Chair) - 7

**NOES:** 0

***This item was taken out of order.***

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**STAFF PRESENT:**

Glenn Bultman, County Board Legislative Research Analyst

James Keegan, Chief of Planning, Policy and Partnership – Parks, Recreation & Culture

Bob Dennik, Director, Economic and Community Development

Gerry Baker, Real Estate Services

Leonard Jackson, Community Development Program Coordinator

Freida Webb, Director, Community Development Business Partners

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This meeting was recorded on tape. The foregoing matters were not necessarily considered in agenda order. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

Length of Meeting: 9:00 a.m. to 11:45 a.m.

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Adjourned,

*Linda K. Durham*

Linda K. Durham, Committee Clerk

Committee on Economic and Community Development

<p><i>ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTY), upon receipt of this notice.</i></p>
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Chairperson: Supervisor Michael Mayo, Sr.  
Clerk: Linda Durham, 278-4225  
Research Analyst: Glenn Bultman, 278-5276

## COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, June 11, 2007 – 9:00 A.M.

**Milwaukee County Courthouse - Room 201-B**

### MINUTES

TAPE No. 5 Side A, #366 to EOT  
TAPE No. 5 Side B, #001 to #709

**PRESENT:** Supervisors Clark, Rice, West and Mayo (Chair) - 4

**EXCUSED:** White, Johnson and Dimitrijevic - 3

#### SCHEDULED ITEMS:

#### REAL ESTATE

1. 07-13 From Manager, Real Estate Services, reporting on the status of 2007 excess property sales. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #5A-#545)

#### **APPEARANCE(S):**

Craig Dillmann, Manager, Real Estate Services

Mr. Dillmann reviewed the subject report, a copy of which is contained in the subject file.

Chairman Mayo advised that Block 1E of the Park East development will be on the agenda for the July cycle. Information will be provided to the Committee by the developer.

Mr. Bultman asked if the City of Milwaukee provided Mr. Dennik with a copy of the reports that have been in the newspaper relating to the Park East.

Mr. Dennik stated that the Economic and Community Development Division was not provided a copy of the report by the City; however, he obtained a copy from a different source. He and Mr. Dillmann, as well as another staff person in his department, read the 180-page report. Mr. Dennik advised that he has had conversations with Mr. Curto and he is looking forward to addressing the Committee regarding Block 1E at the July meeting.

## SCHEDULED ITEMS (CONTINUED):

Questions and comments ensued.

Chairman Mayo requested that Mr. Dennik extend an invitation to the City to appear at the July meeting regarding their plans pertaining to the Park East.

Mr. Bultman requested that Mr. Dennik provide him, as well as Committee members, with a copy of the report(s) from the City. Per Mr. Dennik, the report is on the City of Milwaukee, Department of City Development website.

***The Committee took no action on this informational report.***

2. 07-14 From Director, Economic and Community Development, Offer to purchase on a  
(a)(e) County-owned vacant parcel of land located to the north of 4550 South 84<sup>th</sup> Street, Greenfield, Wisconsin. (Tape #5A-#586)

### **APPEARANCE(S)**

Craig Dillmann, Manager, Real Estate Services

Supervisor Clark requested to take items 2 and 3 together. There being no objection, it was so ordered.

Mr. Dillmann reviewed the subject report and the report for item 3 (copies of both reports are contained in the subject file).

***MOTION BY: (CLARK) Accept the offer to purchase on a County-owned vacant parcel of land located to the north of 4550 South 84<sup>th</sup> Street in Greenfield, Wisconsin and the offer to purchase on a County-owned vacant lot located at 3537 East Howard Avenue in St. Francis, Wisconsin.***

Questions and comments ensued.

### **Vote on the motion by Supervisor Clark: 4-0**

**AYES:** Clark, Rice, West and Mayo (Chair) - 4

**NOES:** 0

**EXCUSED:** White, Johnson and Dimitrijevic – 3

3. 07-14 From Director, Economic and Community Development, Offers to purchase on a  
(a)(f) County-owned vacant lot located at 3537 East Howard Avenue, St. Francis, Wisconsin.

**SEE ACTION UNDER ITEM 2.**

## **SCHEDULED ITEMS (CONTINUED):**

4. 07-224 From Director, Economic and Community Development, requesting authorization to solicit proposals for the purchase and development of County-owned land located on the Southwest corner of North 6<sup>th</sup> Street and West State Street in the City of Milwaukee. **(5/17/07: Referred back from County Board)** (Tape #5B-#610)

### **APPEARANCES:**

Bob Dennik, Director, Economic and Community Development  
Craig Dillmann, Manager, Real Estate Services

Mr. Dennik advised that he sent out e-mails to the entire County Board asking if there were any questions or areas of concern they'd like to discuss. He heard back from two supervisors and met with them to address their concerns. Mr. Dennik also spoke with five different developers who have an interest in this property.

Mr. Dillmann provided comments in concurrence with Mr. Dennik's comments.

Supervisor Clark asked how many employees currently park at the 6<sup>th</sup> and State site and if there have been plans to relocate them. Mr. Dennik advised that there are a total of 101 monthly parkers. He did not know how many are County employees. He stated that the City of Milwaukee is not happy with Milwaukee County for putting this parcel out for Request for Proposals (RFP). The City informed him that this parcel is an important piece for the market, McArthur Square redesign, and they don't have a timetable for a scope of the project. Also, that they are interested in purchasing this property from the County.

***MOTION BY: (RICE) Approval of the recommendation to issue the RFP as recommended by the department.***

Supervisor West stated that she would like a stipulation added that Milwaukee County begin looking for parking for employees. She also suggested putting notices on peoples' cars to find out who is a County employee.

Chairman Mayo advised that this information should be brought back to the Committee in the July cycle.

Mr. Bultman provided comments relative to the City's inconsistency on this property.

**Vote on the motion to approve: 4-0**

**AYES:** Clark, Rice, West and Mayo (Chair) - 4

**NOES:** 0

**EXCUSED:** White, Johnson and Dimitrijevic – 3



## SCHEDULED ITEMS (CONTINUED):

5. 07-13 From Director, Economic and Community Development, report relative to discussions with the University of Wisconsin-Milwaukee, or its designee, regarding their interest in a portion of the Northeast Quadrant of the County Grounds in the City of Wauwatosa for the development of a school of engineering, and biomedical and advanced automation research and teaching campus. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #5A-#388)

### **APPEARANCE(S):**

Craig Dillmann, Manager, Real Estate Services

Carlos Santiago, Chancellor, University of Wisconsin-Milwaukee

Mr. Dillmann reviewed the subject report, a copy of which is contained in the subject file.

Mr. Santiago stated that he believes this is the time to support the infrastructure that exists on this property. He advised that UWM's reason for interest in this property is not real estate, but rather the people and the institutions that are already located on the property. The one element that the property does not have is engineering. He advised that economic development is their objective for the land.

Supervisor Clark commented that she hopes that as plans are developed for this property, that UWM think about some of the health sciences moving out to the property.

Supervisor Rice asked how an engineering school on this property would tie into the other components and become an integral part of the research based activity that will take place there.

Mr. Santiago advised that they (UWM) are looking to develop three areas, advanced automation and manufacturing, biomedical engineering and healthcare. UWM is looking not only to move their engineering, but also to grow it from 60 faculty to 100 faculty over a period of six years.

**This item was taken out of order.**

## HOUSING

6. 07-13 From Director, Economic and Community Development, providing a policy for reprogramming of Community Development Block Grant (CDBG) funds. (Tape #5A-#708)

## SCHEDULED ITEMS (CONTINUED):

### **APPEARANCE(S):**

Bob Dennik, Director, Economic and Community Development  
Leonard Jackson, Community Development Program Coordinator

Mr. Dennik reviewed the subject policy (a copy of which is contained in the subject file) and provided comments.

### ***MOTION BY: (CLARK) Layover.***

Supervisor West stated that she does not support the layover and offered an amendment to change the amount in the policy to \$5,000.

Questions and comments ensued about HUD guidelines.

Chairman Mayo advised that he would like the HUD guidelines for block grant amounts incorporated into the policy for reprogrammed dollars for the sake of consistency.

Clarification was provided by Mr. Jackson regarding how and when funds are reallocated.

Supervisor Rice suggested that the criteria under which funds would be allowed to rollover another year be included in the policy.

Supervisor West stated that she reconsidered her decision not to support the layover and will be supporting it. She doesn't feel that the policy is a clear-cut policy on where the funds are going should they not go where originally intended. She also withdrew her amendment.

Supervisor Clark pointed out that the word "discretion" is misspelled in the policy.

## **ECONOMIC DEVELOPMENT**

7. 07ECD2 From Director, Department of Administrative Services and Director, Division of Economic and Community Development, Department of Administrative Services-Economic and Community Development 2006 Deficit. **(Also to be considered by the Committee on Finance and Audit) (5/15/07: Report due detailing the efforts to fill the position of Fiscal and Management Analyst and the staffing of the entire Department and Division within ECD) (Tape #5B-#241)**

### **APPEARANCE(S):**

Rob Henken, Director, Department of Administrative Services (DAS)  
Bob Dennik, Director, Economic and Community Development

## SCHEDULED ITEMS (CONTINUED):

Cynthia Archer, Fiscal and Budget Administrator – DAS  
Christine M. Ergen, City Campus  
Tom Orendorff, Hoppe & Orendorff

Mr. Henken reviewed the subject report, a copy of which is attached to the original of these minutes.

Mr. Henken advised that there is a separate report from DAS that will be considered by the Committee on Finance and Audit on Thursday (June 14<sup>th</sup>). The report will detail the entire 2007 fiscal situation for all County Government. There are several problem areas and several good news areas. At this point in time, DAS is proposing a \$3.5 million County-wide deficit, as well as some actions that they believe can alleviate the deficit.

Chairman Mayo commented that a \$19,000 fee for consultant assistance for the Economic and Community Development Division is missing from the Corrective Plan and should be included.

Mr. Henken advised that DAS will cover the consultant fee.

Mr. Orendorff provided comments.

Ms. Ergen provided comments relative to her role and what has transpired thus far. She advised that she has summarized the history of the department, as well as created a budget forum, which can allow program managers to be involved in setting the 2008 budget.

Questions and comments ensued.

Supervisor Clark asked about a report she previously requested relative to staff in the Economic and Community Development Division. She wanted to know each staff person's function and their rate of pay. Per Chairman Mayo, Mr. Dennik should provide Committee members with this report before Board Day (June 21, 2007).

Supervisor West expressed her disappointment with Human Resources regarding providing a list for the Accounting position in the Economic and Community Development, as well as the lack of lists in general from Human Resources.

Discussion ensued at length regarding lists from Human Resources and why qualified individuals from those lists are not being hired for employment.

**SCHEDULED ITEMS (CONTINUED):**

Ms. Archer commented that even though individuals are on a list and possess minimum qualifications for a position, some things may come out during the interviewing process that could make that person not qualified for a specific job; i.e. references, oral communication, weak writing skills, etc.

***The Committee took no action on this informational report.***

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**STAFF PRESENT:**

Glenn Bultman, County Board Legislative Research Analyst  
Bob Dennik, Director, Economic and Community Development  
Craig Dillmann, Manager, Real Estate Services  
Leonard Jackson, Community Development Program Coordinator  
Cynthia Archer, Fiscal and Budget Administrator – DAS

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This meeting was recorded on tape. The foregoing matters were not necessarily considered in agenda order. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

Length of Meeting: 9:00 a.m. to 10:35

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Adjourned,

*Linda K. Durham*

Linda K. Durham, Committee Clerk  
Committee on Economic and Community Development

<p><i>ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTY), upon receipt of this notice.</i></p>
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Chairperson: Supervisor Michael Mayo, Sr.  
Clerk: Linda Durham, 278-4225  
Research Analyst: Glenn Bultman, 278-5276

## COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, July 23, 2007 – 9:00 A.M.

Milwaukee County Courthouse - Room 201-B

### MINUTES

TAPE No. 6 Side A, #001 to EOT  
TAPE No. 6 Side B, #001 to EOT  
TAPE No. 7 Side B, #001 to #361

**PRESENT:** Supervisors Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 6

**EXCUSED:** Supervisor White - 1

### SCHEDULED ITEMS:

#### RESOLUTION(S)

1. 07-327 A resolution by Supervisor Mayo, reestablishing Milwaukee County's Sister Cities relationship with King Williams Town, South Africa, which has now merged with two other townships into Buffalocity. (Tape #6A-#25)

**Supervisor Clark in the Chair.**

#### **APPEARANCE(S):**

Terry Cooley, County Board Chief of Staff

Supervisor Mayo provided brief comments relative to the subject resolution, a copy of which is contained in the subject file. He indicated that he wants to assure that the relationship with King Williams Town, South Africa is continued.

Mr. Cooley provided additional comments relative to the subject resolution.

**MOTION BY: (MAYO) Approve. (Vote 6-0)**

**AYES:** Mayo, Johnson, Dimitrijevic, Rice, West and Clark (Chair) – 6

**NOES:** 0

**EXCUSED:** White - 1

## **SCHEDULED ITEMS (CONTINUED):**

2. 07-331 A resolution by Supervisors Holloway and De Bruin, creating a work group of County officials from various departments to survey all County-owned land that potentially could be utilized for affordable, accessible, and supportive housing benefits "Family Care" qualified senior and disabled citizens, based on identified general policies and principles, and to prepare a list of the most appropriate sites to be forwarded to the appropriate County Board committees. **(Also referred to the Committee on Health and Human Needs)** (Tape #6A-#93)

**Supervisor Clark in the Chair.**

### **APPEARANCE(S):**

Terry Cooley, County Board Chief of Staff  
Stephanie Sue Stein, Director, Department on Aging  
Don Natzke, Director, Office for Persons with Disabilities

Co-sponsors of this resolution include Supervisors Rice, Johnson, Cesarz and Coggs-Jones.

Mr. Cooley provided comments relative to the subject resolution (a copy of which is contained in the subject file) and its intent.

Ms. Stein and Mr. Natzke provided brief comments relative to the subject resolution.

Supervisor Dimitrijevic requested to be added as a co-sponsor of this resolution. There being no objection, it was so ordered.

Questions and comments ensued.

**MOTION BY: (JOHNSON) Approve. (Vote 6-0)**

**AYES:** Mayo, Johnson, Dimitrijevic, Rice, West and Clark (Chair) – 6

**NOES:** 0

**EXCUSED:** White - 1

## **HOUSING**

3. 07-13 From Director, Economic and Community Development, providing a policy for reprogramming of Community Development Block Grant (CDBG) funds. **(6/11/07: Laid over)** (Tape #6A-#195)

**Supervisor Clark in the Chair.**

## SCHEDULED ITEMS (CONTINUED):

### **APPEARANCE(S):**

Leonard Jackson, Community Development Program Coordinator

Mr. Jackson provided comments relative to the subject policy.

Committee members expressed their dissatisfaction with the document provided by Mr. Dennik. The consensus of the Committee was that this is not a policy. Committee members expressed that they are looking for direction, not recommendations.

***MOTION BY: (MAYO) Refer back to ECD staff and County Board staff. Also, the policy should be in place prior to the Committee's consideration of the next round of CDBG applications. (Vote 6-0)***

**AYES:** Mayo, Johnson, Dimitrijevic, Rice, West and Clark (Chair) – 6

**NOES:** 0

**EXCUSED:** White - 1

4. 07-13 From Community Development Program Coordinator, proposal received from Metropolitan Milwaukee Fair Housing Council in response to Request for Proposal for an Analysis of Impediments to Fair Housing. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #6A-284)

**Supervisor Clark in the Chair.**

### **APPEARANCE(S):**

Leonard Jackson, Community Development Program Coordinator  
Kori Schneider, Metro Milwaukee Fair Housing Council

Mr. Jackson reviewed the subject proposal (a copy of which is contained in the subject file). He stated that the Fair Housing Council submitted the only proposal in response to the RFP for Analysis of Impediment to Fair Housing.

Ms. Schneider stated that the Fair Housing Council is celebrating their 30<sup>th</sup> year in existence this year.

Questions and comments ensued.

***The Committee took no action regarding this informational report.***

**SCHEDULED ITEMS (CONTINUED):**

**ECONOMIC DEVELOPMENT**

5. 07-13 From Economic and Community Development, submitting the following monthly updates:  
A. Economic Development Reserve Fund Balance and Approved Projects  
B. Brownfield Redevelopment Capital Account Fund Balance and Approved Projects.  
**(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**  
(Tape #6A-#347)

**APPEARANCE(S):**

Leonard Jackson, Community Development Program Coordinator

Mr. Jackson reviewed the subject report, a copy of which is contained in the subject file.

***The Committee took no action regarding this informational report.***

6. 07-13 From Director, Economic and Community Development, Update on Milwaukee Regional Medical Center Complex. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

**This item was withdrawn before the meeting began.**

7. 07-21 From Director, Economic and Community Development, requesting \$50,000 for  
(a)(a) upkeep and repairs on the Muirdale building in the Milwaukee County Research Park.  
(Tape #6A-#359)

**Supervisor Clark in the Chair.**

**APPEARANCE(S):**

Jack Takerian, Director, Facilities Management

Glenn Bultman, County Board Research Analyst

Rob Henken, Director, Department of Administrative Services (DAS)

Mr. Takerian reviewed the subject request, a copy of which is contained in the subject file.



## SCHEDULED ITEMS (CONTINUED):

Supervisor Rice commented that he sits on the Research Park Board and has had lengthy discussions regarding the condition of the Muirdale building. He advised that this is a little different than your average County facility. There is revenue under the lease that is paid back to the County from the tenants in the Research Park. There is also a legal obligation under the lease for the County to provide the upkeep for the building.

Several Committee members expressed their uneasiness with approving \$50,000 from the Economic Development Grant fund for upkeep and repairs on the Muirdale building.

Mr. Bultman advised that the Economic Development Grant Fund has never been used for this purpose in the past. However, funds from the Brownfield account have been used in the past to do some urgent repairs on the Eschweiler buildings that are under lease to the Research Park.

Mr. Takerian advised that they did look at the windows last year as a capital request, but they did not qualify under Capital because to repair them goes under the umbrella of maintenance.

***MOTION BY (WEST) Layover this item for review by Pam Bryant in DAS.***

Rob Henken provided comments and advised that this item has been reviewed by Ms. Bryant and the determination was made that DAS did need to come up with funding out of the operating budget. Mr. Henken stated that DAS tried to creatively piece together, from a couple of different funding sources, the resources that would take care of this problem in 2007. Mr. Henken agreed that the \$50,000 request is not a typical use of the Economic Development Grant account.

Questions and comments ensued.

***MOTION BY: (JOHNSON) offered an amendment to strike Economic Development Fund from the BIRC of the resolution and replace it with the Brownfield Redevelopment Capital Account Fund.***

Questions and comments ensued relative to where the rest of the funding to repair the windows and parking lot will be coming from.

Supervisor West withdrew her Layover motion.

**SCHEDULED ITEMS (CONTINUED):**

**Vote on the amendment: 6-0**

**AYES:** Mayo, Johnson, Dimitrijevic, Rice, West and Clark (Chair) – 6

**NOES:** 0

**EXCUSED:** White – 1

***MOTION BY: (WHITE) Approve the request, as amended. (Vote 4-2)***

**AYES:** Mayo, Johnson, Rice and Clark (Chair) – 4

**NOES:** Dimitrijevic and West – 2

**EXCUSED:** White – 1

8. 07-26 From Urbane Concepts, LLC, requesting a grant in the amount of \$45,000 from the Economic Development Fund to help close gap financing of the project.  
**(PRESENTATION BY: Chris Johnson) (Recommended Action: Refer to Economic and Community Development Division for review and recommendation)**  
(Tape #7A-#576)

**Supervisor Clark in the Chair.**

**APPEARANCE(S):**

Chris Johnson, Urbane Concepts

Luc Monsanto, Urbane Concepts

Mr. Johnson and Mr. Monsanto gave a presentation on the subject request.

Questions and comments ensued.

***MOTION BY: (MAYO) Refer to Economic and Community Development Division for review and recommendation. (Vote 6-0)***

**AYES:** Mayo, Johnson, Dimitrijevic, Rice, West and Clark (Chair) – 6

**NOES:** 0

**EXCUSED:** White – 1

9. 07-26 From Mitchell Street Development Opportunities Corporation, requesting a grant in the amount of \$10,000 from the Economic Development Fund to study for future strategic planning for the Greater Mitchell Street area. **(PRESENTATION BY: Judi Keller) (Recommended Action: Refer to Economic and Community Development Division for review and recommendation)** (Tape #6B-#78)

**Supervisor Clark in the Chair.**

**SCHEDULED ITEMS (CONTINUED):**

**APPEARANCE(S):**

Judi Keller, Mitchell Street Development Opportunities Corporation

Ms. Keller gave a presentation on the subject request.

Questions and comments ensued.

***MOTION BY: (MAYO) Refer to Economic and Community Development Division for review and recommendation. (Vote 6-0)***

**AYES:** Mayo, Johnson, Dimitrijevic, Rice, West and Clark (Chair) – 6

**NOES:** 0

**EXCUSED:** White – 1

10. 07-71 From Director, Department of Administrative Services, Director, Department of Health and Human Services and Director, Economic and Community Development Division, (a)(a) Follow-up report, requesting authorization to negotiate with Wheaton Franciscan Healthcare for the purchase or long-term lease of the St. Michael Hospital facility for Behavioral Health Division inpatient and nursing home operations, and to issue a request for proposals for the property currently occupied by the Behavioral Health Division. **(Also referred to the Committees on Health and Human Needs and Finance and Audit)** (Tape #6B-#157)

**Supervisor Mayo back in the Chair.**

**APPEARANCE(S):**

Rob Henken, Director, DAS

Greg High, Director, Architectural, Engineering & Environmental Services

Craig Dillmann, Manager, Real Estate Services

Barbara Kelsey, President, Federation of Nurses and Health Professionals (Local 5001)

***MOTION BY: (WEST) Approve.***

Questions and comments ensued.

Ms. Kelsey provided comments and requested that the Committee support this request.

Discussion ensued at length relative to the comprehensive analysis of consolidating and looking at the current use of Behavioral Health Complex.

Committee members expressed concern relative to the closest emergency room to the St. Michael Hospital facility in the event individuals may have a medical emergency.

## SCHEDULED ITEMS (CONTINUED):

There are a lot of other mitigating circumstances that need to be explored in this move, along with the financial ramifications of a move of this magnitude.

Considerable discussion ensued relative to the process in putting together the necessary information to create an RFP for the County Grounds. There are several pieces of preliminary information that would have to be acquired. One very important piece of information needed is defining the site, what area we are asking people to submit a proposal on.

***MOTION BY: (DIMITRIJEVIC) Add a BIRC that authorizes and directs the Director of ECD to also include language in the RFP pertaining to a public sale, lease, new construction or reconstruction, and that staff report back to the Economic and Community Development Committee prior to sending out the RFP.***

Mr. Bultman advised that one of the most important issues on any RFP on this particular parcel on the County Grounds, would be the uses. The medical college's officials stated publicly that they would oppose any usages that would restrict it to the Medical Center's use.

### Vote on the amendment: 5-1

**AYES:** Clark, Johnson, Dimitrijevic, West and Mayo (Chair) – 5

**NOES:** Rice – 1

**EXCUSED:** White – 1

***MOTION BY: (WEST) Approve, as amended. (Vote 4-2)***

**AYES:** Johnson, Dimitrijevic, Rice and West - 4

**NOES:** Clark and Mayo (Chair) – 2

**EXCUSED:** White – 1

## COMMUNITY BUSINESS DEVELOPMENT PARTNERS

11. 07-311 From Director, Community Business Development Partners, requesting authorization to submit the annual 2008 Disadvantaged Business Enterprise (DBE) Goals to both the Federal Aviation Administration (FAA) and the Federal Transit Administration (FTA). **(Also referred to the Committee on Transportation, Public Works and Transit) (The Committee on Transportation, Public Works and Transit, at its meeting on July 11, 2007, approved this item by a vote of 6-0)** (Tape #6B-#530)

### **APPEARANCE(S):**

Freida Webb, Director, Community Business Development Partners

**SCHEDULED ITEMS (CONTINUED):**

***MOTION BY: (CLARK) Approve. (Vote 6-0)***

***AYES:*** Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 6

***NOES:*** 0

***EXCUSED:*** White – 1

**REAL ESTATE**

12. 07-13 From Manager, Real Estate Services, reporting on the status of 2007 excess property sales. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE) (Tape #6B-#538)**

***APPEARANCE(S):***

Craig Dillmann, Manager, Real Estate Services

Questions and comments ensued.

Mr. Dillmann provided information relative to three of the pending property closings, Blocks 1E, 2E and 6E and the likelihood of those properties closing on the dates specified in the report.

***The Committee took no action regarding this informational report.***

**The Committee may adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on the following matter.**

13. 07-30 From RSC & Associates, LLC, Update concerning the status of the purchase and development of the 2.13-acre Block 1E in the Park East Corridor, located between North Jefferson, North Milwaukee and East Lyon Streets and East Ogden Avenue in the City of Milwaukee, east of the Milwaukee River. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE) (Tape #6B-#558)**

***APPEARANCE(S):***

Craig Dillmann, Manager, Real Estate Services

Rich Curto, RSC & Associates

**SCHEDULED ITEMS (CONTINUED):**

***MOTION BY: (CLARK) Adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on items 13 and 14.***

Supervisor West stated that she didn't feel it was necessary to go into closed session for items 13 and 14. She felt any discussion pertaining to either of these items could be discussed in open session.

**Vote on the motion to go into closed session: 5-1**

**AYES:** Clark, Johnson, Dimitrijevic, Rice and Mayo (Chair) – 5

**NOES:** West - 1

**EXCUSED:** White - 1

The Committee adjourned into closed session at approximately 10:55 a.m. and reconvened back into open session at approximately 11:30 a.m. with the same members present as before.

Mr. Dillmann reviewed the subject report, a copy of which is contained in the subject file. He advised that it is his understanding that TIF (tax incremental financing) funding available from the City of Milwaukee for Block 1 is not forthcoming. As a result, RSC has said that they would like to go back and redesign Block 1 so that it is financially self-sustaining, not requiring the City of Milwaukee assistance. RSC would like to come back in September and share with the Committee the detailed elements and components of the redesign of Block 1 for approval by the County Board.

Mr. Curto answered questions regarding the TIF. He stated that he had not initially requested a TIF from the City of Milwaukee. It was not in the proposal. When the project was enhanced, he then came before this Committee to advise that he would like to request a TIF from the City of Milwaukee. Mr. Curto reiterated that a TIF is not forthcoming from the City of Milwaukee.

Chairman Mayo indicated that he believed the Committee has been very patient with RSC and Associates. He stated that it is important that this project is closed by November 30<sup>th</sup>.

Mr. Bultmann commented that the Park East Community Advisory Committee is supposed to meet on a revised plan for Block 1 as soon as they are available, but not later than the first week in September so that they can make a recommendation to the

## SCHEDULED ITEMS (CONTINUED):

Economic and Community Development Committee at its September meeting.

***The Committee took no action regarding this informational report.***

14. 07-30 (a)(c) From the Director, Economic and Community Development, recommending a three (3) month extension to the option granted to RSC & Associates to purchase Block 2E in the Park East Corridor, located between North Milwaukee and North Broadway and East Lyon Streets and East Ogden Avenue in the City of Milwaukee, east of the Milwaukee River. (Tape #7A-#107)

### **APPEARANCES:**

Rich Curto, RSC & Associates

Pamela Fendt, Park East Community Advisory Committee

Ms. Fendt stated that it is unfortunate that this project got caught up in some intergovernmental politics, however, as a member of the Park East Community Advisory Committee, it is her hope that this extension is granted today. Ms. Fendt said that she appreciates the diligence and commitment of RSC & Associates to invest in Milwaukee.

Questions and comments ensued.

***MOTION BY: (CLARK) Approve the three (3) month extension to the option granted to RSC & Associates to purchase Block 2E in the Park East Corridor, located between North Milwaukee and North Broadway and East Lyon Streets and East Ogden Avenue in the City of Milwaukee, east of the Milwaukee River.***

Questions and comments ensued relative to staff's recommendation that there not be a fee attached to the extension.

***MOTION BY: (RICE) Amend the resolution by adding the following language at the end of the BIRC “, provided an additional payment of \$25,000 is paid by RSC to Milwaukee County.***

Questions and comments ensued after the motion to amend.

Supervisor Clark requested to add the following language as a friendly amendment:  
and is credited toward the \$3,514,000 purchase price for Block 2E.

Supervisor Rice accepted the friendly amendment.

**SCHEDULED ITEMS (CONTINUED):**

**Vote on the Amendment: 3-3**

**AYES:** Clark, Rice and West - 3

**NOES:** Johnson, Dimitrijevic and Mayo (Chair) - 3

**EXCUSED:** White - 1

***Amendment failed.***

***MOTION BY: (CLARK) Approve the three (3) month extension to the option granted to RSC & Associates to purchase Block 2E in the Park East Corridor, located between North Milwaukee and North Broadway and East Lyon Streets and East Ogden Avenue in the City of Milwaukee, east of the Milwaukee River. (Vote 5-1)***

**AYES:** Clark, Johnson, Dimitrijevic, Rice and West – 5

**NOES:** Mayo (Chair) – 1

**EXCUSED:** White - 1

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**STAFF PRESENT:**

Glenn Bultman, County Board Legislative Research Analyst

Rob Henken, Director, Department of Administrative Services (DAS)

Greg High, Director, Architectural, Engineering & Environmental Services

Craig Dillmann, Manager, Real Estate Services

Leonard Jackson, Community Development Program Coordinator

Freida Webb, Director, Community Business Development Partners

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This meeting was recorded on tape. The foregoing matters were not necessarily considered in agenda order. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

Length of Meeting: 9:10 a.m. to 11:55 a.m.

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**SCHEDULED ITEMS (CONTINUED):**

Adjourned,

*Linda K. Durham*

Linda K. Durham, Committee Clerk  
Committee on Economic and Community Development

*ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTY), upon receipt of this notice.*

Chairperson: Supervisor Michael Mayo, Sr.  
Clerk: Linda Durham, 278-4225  
Research Analyst: Glenn Bultman, 278-5276

## COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, September 17, 2007 – 8:30 A.M.

**Milwaukee County Courthouse - Room 203-R**

### MINUTES

TAPE No. 7 Side B, #364 to EOT  
TAPE No. 8 Side A, #001 to EOT  
TAPE No. 8 Side B, #001 to EOT  
TAPE No. 9 Side A, #001 to EOT  
TAPE No. 9 Side B, #001 to EOT  
TAPE No. 10 Side A, #001 to EOT  
TAPE No. 10 Side B, #001 to EOT

**PRESENT:** Supervisors \*Clark, White, Johnson, \*Dimitrijevic, Rice, \*West and Mayo (Chair) – 7

\*Supervisors Clark, Dimitrijevic and West were not present at the time of the roll call, but appeared shortly thereafter.

### SCHEDULED ITEMS:

**8:30 A.M.**

## HOUSING AND COMMUNITY DEVELOPMENT

### \*\*\*PUBLIC HEARING\*\*\*

1. 07-367 From Director, Economic and Community Development, regarding review of proposals (64) for Milwaukee County's Community Development Block Grant (CDBG) funds for 2008. **(INFORMATIONAL)**

**Ms. Durham read the public hearing statement, a copy of which is contained in the subject file.**

#### Proposal #1

Sponsor: 30<sup>th</sup> Street Industrial Corridor  
Project: Job Creation and Economic Revitalization  
Request: \$32,029

**APPEARANCE:** Brenna Holly, 30<sup>th</sup> Street Industrial Corridor Corporation

## **SCHEDULED ITEMS (CONTINUED):**

### **Proposal #2**

Sponsor: Agape Community Center, Inc.  
Project: Career Works: Teen Employment and Apprenticeship Success  
Request: \$40,000

**APPEARANCE:** Al Luzi, Agape Community Center, Inc.

### **Proposal #3**

Sponsor: Asha Family Services, Inc.  
Project: Family Violence Prevention – Transitional Living Center  
Request: \$40,000

**APPEARANCE:** Lori Scags, Asha Family Services, Inc.

### **Proposal #4**

Sponsor: Astor Street Performing Arts Center  
Project: Exterior Facade  
Request: \$45,640

**APPEARANCE:** Al Evans, Astor Street Performing Arts Center

### **Proposal #5**

Sponsor: Bethesda Community Senior Citizen's Center  
Project: Public Facilities and Improvement  
Request: \$20,000

**APPEARANCE:** Worthington Hortman, Bethesda Community Senior Citizen's Center

### **Proposal #6**

Sponsor: Bethesda Community Senior Citizen's Center  
Project: Furnace and Air Conditioning  
Request: \$20,000

**APPEARANCE:** Worthington Hortman, Bethesda Community Senior Citizen's Center

### **Proposal #7**

Sponsor: Bishop's Creek Community Development Corporation  
Project: Clearance and Removal of Site Structure Debris  
Request: \$40,000

**APPEARANCE:** Daren Daniels, Bishop's Creek Community Dev. Corporation

## **SCHEDULED ITEMS (CONTINUED):**

### **Proposal #8**

Sponsor: Boys and Girls Club of Milwaukee  
Project: Teen Center Renovation/Facility Improvement Project  
Request: \$79,000

**APPEARANCE:** Carla Jackson, Boys and Girls Club of Milwaukee

### **Proposal #9**

Sponsor: Center for Veteran's Issues  
Project: Affordable Permanent Housing for Veterans and Non Veterans in zip  
code 53208  
Request: \$50,000

**APPEARANCER:** Robert Cocroft, Center for Veteran's Issues

### **Proposal #10**

Sponsor: City Kids Wrestling Club  
Project: Developmental Programming for Youth Wrestling  
Request: \$15,000

**APPEARANCE:** Rudy Ruiz, City Kids Wrestling Club

### **Proposal #11**

Sponsor: Community Business Development Partners (CBDP) Milwaukee County  
Project: Technical Assistance/Capacity Building – DBE Firms  
Request: \$40,000

**APPEARANCE:** Freida Webb, Community Business Development Partners

### **Proposal #12**

Sponsor: Community Intervention Programs, Inc.  
Project: Mental Health Matters for Violence Prevention Project  
Request: \$40,000

**APPEARANCE:** Fannie LeFlore, Community Intervention Programs, Inc.

### **Proposal #13**

Sponsor: Community Outreach Ministry, Inc. (COM)  
Project: Tenant – Landlord Counseling in Milwaukee County  
Request: \$40,000

**APPEARANCE:** Ade Oluswatosin, Community Outreach Ministry, Inc.

**SCHEDULED ITEMS (CONTINUED):**

**Proposal #14**

Sponsor: The Council for the Spanish Speaking  
Project: 614 Building Renovation and Repair  
Request: \$28,050

**APPEARANCE:** Richard Pawlitzke, The Council for the Spanish Speaking

**Proposal #15**

Sponsor: Cudahy Police Department  
Project: Gang Prevention and Awareness  
Request: \$37,210

**APPEARANCE:** Interim Chief David Aamodt, Cudahy Police Department

**Proposal #16**

Sponsor: Daughters of Luke, Ltd.  
Project: Senior Heavy Maintenance Service  
Request: \$33,734

**APPEARANCE:** Sally Hollins, Daughters of Luke, Ltd.

**Proposal #17**

Sponsor: Eisenhower Center, Inc.  
Project: Office and Common Area Carpeting Replacement  
Request: \$30,000

**APPEARANCE:** Roselyn Smolej-Hill, Eisenhower Center, Inc.

**Proposal #18**

Sponsor: Gilda's Club Southeastern Wisconsin  
Project: Expansion of Community Outreach Program  
Request: \$40,000

**APPEARANCE:** Therese Novothy, Gilda's Club Southeastern Wisconsin

**Proposal #19**

Sponsor: Harambee Ombudsman Project, Inc.  
Project: Housing Construction  
Request: \$40,000

**APPEARANCE:** Nannete Smith, Harambee Ombudsman Project, Inc.

## **SCHEDULED ITEMS (CONTINUED):**

### **Proposal #20**

Sponsor: Harambee Ombudsman Project, Inc.  
Project: Rehabilitation – Acquisition for the purpose of rehabilitation  
Request: \$40,000

**APPEARANCE:** Nannete Smith, Harambee Ombudsman Project, Inc.

### **Proposal #21**

Sponsor: Harambee Ombudsman Project, Inc.  
Project: Public Services – Crime Awareness  
Request: \$40,000

**APPEARANCE:** Craig Wroten, Harambee Ombudsman Project, Inc.

### **Proposal #22**

Sponsor: Hmong American Friendship Association, Inc.  
Project: Garage Renovation Into Hmong Youth Center  
Request: \$59,427

**APPEARANCE:** LoNeng Kiatoukaysy, Hmong American Friendship Association, Inc.

### **Proposal #23**

Sponsor: Hunger Task Force, Inc.  
Project: House of Correction Work Farm  
Request: \$40,000

**APPEARANCE:** Sherrie Tussler, Hunger Task Force, Inc.

### **Proposal #24**

Sponsor: Independence First  
Project: Homeownership for Persons with Disabilities Initiative  
Request: \$40,000

**APPEARANCE:** Brian Peter, Independence First

### **Proposal #25**

Sponsor: Independence First  
Project: Central City Satellite Project for Persons with Disabilities  
Request: \$40,000

**APPEARANCE:** Mela Lock-Rodgers, Independence First

**SCHEDULED ITEMS (CONTINUED):**

**Proposal #26**

Sponsor: Intercession, Inc.  
Project: Andrea's Place  
Request: \$40,000

**APPEARANCE:** Sharon Mays-Ferguson, Intercession, Inc.

**Proposal #27**

Sponsor: Journey House, Inc.  
Project: Program Services – Employment Training  
Request: \$40,000

**APPEARANCE:** Tammy Belton-Smith, Journey House, Inc.

**Proposal #28**

Sponsor: LaCausa, Inc.  
Project: Family Resource Center Improvement Project  
Request: \$36,381

**APPEARANCE:** Hugo Cardona, LaCausa, Inc.

**Proposal #29**

Sponsor: LaCausa, Inc.  
Project: Early Education Center Renovation and Remodel  
Request: \$39,764

**APPEARANCE:** Hugo Cardona, LaCausa, Inc.

**Proposal #30**

Sponsor: Latino Community Center  
Project: Renovate Bathrooms  
Request: \$40,000

**APPEARANCE:** Jorge Perez, Latino Community Center

**Proposal #31**

Sponsor: Legal Aid Society of Milwaukee, Inc.  
Project: GAIN Project  
Request: \$40,000

**APPEARANCE:** Thomas Cannon, Legal Aid Society of Milwaukee, Inc.

**SCHEDULED ITEMS (CONTINUED):**

**Proposal #32**

Sponsor: Matt Talbot Recovery Center, Inc.  
Project: Foundation for Recovery  
Request: \$32,200

**APPEARANCE:** Kathy Arciszewski, Matt Talbot Recovery Center, Inc.

**Proposal #33**

Sponsor: Menomonee Valley Partners, Inc.  
Project: Job Creation and Workforce Connections in the Menomonee Valley  
Request: \$30,000

**APPEARANCE:** Larua Bray, Menomonee Valley Partners, Inc.

**Proposal #34**

Sponsor: Milwaukee Christian Center  
Project: Kids Place II at Kosciuszko Community Center  
Request: \$25,000

**APPEARANCE:** Emilio Lopez, Milwaukee Christian Center

**Proposal #35**

Sponsor: Milwaukee Community Sailing Center  
Project: Students Active in Learning & Leadership (SAIL)  
Request: \$40,000

**APPEARANCE:** Barbara Valiz, Milwaukee Community Sailing Center

**Proposal #36**

Sponsor: Milwaukee County Economic & Community Development  
Project: Residential Architectural Barrier Removal Program  
Request: \$50,000

**APPEARANCE:** Gary Bottoni, Economic and Community Development

**Proposal #37**

Sponsor: Milwaukee County Economic & Community Development  
Project: Emergency Home Repair Loan Program  
Request: \$100,000

**APPEARANCE:** Gary Bottoni, Economic and Community Development



## **SCHEDULED ITEMS (CONTINUED):**

Chairman Mayo requested that Mr. Bottoni provide a report on the status of the program (how much money have been given and how much money have been expended thus far)

### **Proposal #38**

Sponsor: Milwaukee County Historical Society  
Project: Trimborn Farm Senior Citizen Program  
Request: \$25,000

**APPEARANCE:** Bob Teske, Milwaukee County Historical Society

### **Proposal #39**

Sponsor: Milwaukee County Parks  
Project: Lindberg Park Basketball Court Reconstruction  
Request: \$84,100

**APPEARANCE:** Jim Keegan and Linda Panella, Milwaukee County Parks

### **Proposal #40**

Sponsor: Milwaukee County Parks  
Project: Reducing, Removing and Remodeling Landforms in Johnson's Park  
Request: \$76,095

**APPEARANCE:** Jim Keegan and Linda Panella, Milwaukee County Parks

### **Proposal #41**

Sponsor: Milwaukee County Parks  
Project: Youth Based Recreational Programming at King Park Community Center  
Request: \$63,200

**APPEARANCE:** Jim Keegan and Linda Panella, Milwaukee County Parks

### **Proposal #42**

Sponsor: Milwaukee Urban League  
Project: Minority Contractors Involvement Program  
Request: \$25,000

**APPEARANCE:** Courtney Barlow, Milwaukee Urban League

## **SCHEDULED ITEMS (CONTINUED):**

### **Proposal #43**

Sponsor: Mitchell Street Development Opportunities Corporation  
Project: Preserve Modjeska Theater  
Request: \$40,000

**APPEARANCE:** Judith Keller, Mitchell Street Development Opportunities Corp.

### **Proposal #44**

Sponsor: Mitchell Street Development Opportunities Corporation  
Project: Mitchell Street Historic tax credit/part of a bigger project called MSTs  
Request: \$30,000

**APPEARANCE:** Judith Keller, Mitchell Street Development Opportunities Corp.

### **Proposal #45**

Sponsor: The Mother Kathryn Daniels Conference Center  
Project: Argilla Youth Employment and Development Program  
Request: \$30,000

**APPEARANCE:** Daren Daniels, The Mother Kathryn Daniels Conference Center

### **Proposal #46**

Sponsor: My Home, Your Home, Inc.  
Project: Repair/replace the worn-out heating, ventilation, air conditioning equipment in heavily-used social-service agency headquarters building  
Request: \$40,000

**APPEARANCE:** Michael Zahn, My Home, Your Home, Inc.

### **Proposal #47**

Sponsor: Northcott Neighborhood House  
Project: Northcott Neighborhood House Facility Upgrade  
Request: \$22,500

**APPEARANCE:** Mac Weddle, Northcott Neighborhood House

### **Proposal #48**

Sponsor: Milwaukee County Office for Persons with Disabilities  
Project: Wil-O-Way Grant Seasonal & Storage  
Request: \$70,000

**APPEARANCE:** Bridget Bannon, Milwaukee County Office for Persons w/Disabilities

**SCHEDULED ITEMS (CONTINUED):**

**Proposal #49**

Sponsor: Riverworks Development Corporation  
Project: Beerline Recreational Trail  
Request: \$25,900

**APPEARANCE:** Darryl Johnson, Riverworks Development Corporation

**Proposal #50**

Sponsor: Riverworks Development Corporation  
Project: Riverwork Cleans  
Request: \$31,247

**APPEARANCE:** Darryl Johnson, Riverworks Development Corporation

**Proposal #51**

Sponsor: Safe & Sound, Inc.  
Project: Youth Leadership and Neighborhood Safety  
Request: \$40,000

**APPEARANCE:** Joe Kubisiak, Safe & Sound, Inc.

**Proposal #52**

Sponsor: Servant Manor  
Project: Youth Development Program  
Request: \$40,000

**APPEARANCE:** Adrienne Hunter, Servant Manor

**Proposal #53**

Sponsor: Southeastern Youth & Family Services  
Project: Rolling Stone Group Home Renovation  
Request: \$27,383

**APPEARANCE:** Karen League, Southeastern Youth & Family Services

**Proposal #54**

Sponsor: St. Catherine Residence, Inc.  
Project: Capital Needs  
Request: \$40,000

**APPEARANCE:** Lynne Oehlke, St. Catherine Residence, Inc.

## **SCHEDULED ITEMS (CONTINUED):**

### **Proposal #55**

Sponsor: St. Rose Youth & Family Center, Inc.  
Project: Hot Water Boiler Replacement  
Request: \$46,000

**APPEARANCE:** Yvonne Lewandowski-Moss, St. Rose Youth & Family Center, Inc.

### **Proposal #56**

Sponsor: St. Vincent de Paul Society  
Project: Rehabilitation of the Vincent Family Resource Center Facility  
Request: \$39,415

**APPEARANCE:** Jeannie Berry-Matos, St. Vincent de Paul Society

### **Proposal #57**

Sponsor: Summit Educational Association, Inc.  
Project: 2008 Summit Olympics Academic and Character Enrichment Summer Program  
Request: \$37,900

**APPEARANCE:** Matthew Smyczek, Summit Educational Association, Inc.

### **Proposal #58**

Sponsor: Transitional Living Services  
Project: The Milwaukee Crisis Resource Center  
Request: \$30,000

**APPEARANCE:** Dana Nicks, Transitional Living Services

### **Proposal #59**

Sponsor: Transitional Living Services  
Project: 60<sup>th</sup> Street properties exterior repairs  
Request: \$25,000

**APPEARANCE:** Amy Estes, Transitional Living Services

### **Proposal #60**

Sponsor: Tri-Corp Housing, Inc.  
Project: West Samaria Improvement Project  
Request: \$38,200

**APPEARANCE:** Michael S. Brever, Tri-Corp Housing, Inc.

**SCHEDULED ITEMS (CONTINUED):**

**Proposal #61**

Sponsor: Wisconsin Community Services, Inc.  
Project: WCS Learn and Earn  
Request: \$40,000

**APPEARANCE:** Gregory Williams, Wisconsin Community Services, Inc.

**Proposal #62**

Sponsor: Wisconsin Women's Business Initiative Corporation  
Project: Jobs, Opportunity and Hope: The Microenterprise Dev. Continuum  
Request: \$40,000

**APPEARANCE:** Wendy Baumann, Wisconsin Women's Business Initiative Corp.

**Proposal #63**

Sponsor: Word of Hope Ministries, Inc.  
Project: Public Service  
Request: \$40,000

**APPEARANCE:** Orlando Ortiz, Word of Hope Ministries, Inc.

**Proposal #64**

Sponsor: YMCA of Metropolitan Milwaukee John C. Cudahy, YMCA  
Project: John C. Cudahy Specialist in Training Program  
Request: \$40,000

**APPEARANCE:** John Petty, YMCA of Metropolitan Milwaukee John C. Cudahy

\*\*\*BREAK\*\*\*

**1:00 P.M.**

**RESOLUTION(S)**

2. 07-357 A resolution by Supervisors Broderick and Holloway, requesting Southeastern Wisconsin Regional Planning Commission (SEWRPC) to conduct a housing study throughout southeastern Wisconsin as soon as possible. (Tape #10B-#417))

This item was temporarily laid over at the beginning of the meeting.

Later in the meeting, Supervisor Clark made the following motion:

**SCHEDULED ITEMS (CONTINUED):**

***MOTION BY: (CLARK) Layover until October cycle. (Vote 5-0)***

***AYES:*** Clark, Johnson, Dimitrijevic, West and Mayo (Chair) – 5

***NOES:*** 0

***EXCUSED:*** Rice - 1

Supervisor White was not in the room at the time of roll call.

3. 07-333 A resolution by Supervisor Holloway, creating a work group to monitor and recommend quality and continuous improvement measures relative to apprenticeship programs and standards within Milwaukee County. (Tape #9A-#482)

***APPEARANCE(S):***

Terry Cooley, County Board Chief of Staff

Mr. Cooley provided comments on behalf of Chairman Holloway relative to the subject resolution.

***MOTION BY: (JOHNSON) Approve.***

Supervisors Johnson and West requested to be added as co-sponsors. There being no objection, it was so ordered.

Questions and comments ensued.

**Vote on the motion to approve: 7-0**

***AYES:*** \*Clark, \*White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 7

***NOES:*** 0

\*Supervisors Clark and White were not present at the time of the roll call, however, they appeared shortly thereafter and requested unanimous consent to be added as voting affirmatively on this item.

4. 07-359 From Director, Economic and Community Development, requesting approval of the request from the City of West Allis for a \$300,000 loan of HOME Program Income for the Elderly Housing Project. (Tape 9B-#212)

***APPEARANCE(S):***

Gary Bottoni, ECD Housing and Development Program Coordinator  
John Stiebl, Director of Development, City of West Allis

Mr. Bottoni reviewed the subject request.

## SCHEDULED ITEMS (CONTINUED):

Questions and comments ensued.

Chairman Mayo requested a report outlining DBE information pertaining to the \$400,000 past loan to West Allis. He also requested information relative to DBE participation for the DBE program within the HOME program for suburbs. This report should be brought back for the Committee's review.

Supervisor Johnson stated that he is very interested in reviewing the requested report. He has concerns regarding prevailing wages and women and minority participation as it relates to professional services and construction.

***MOTION BY: (WEST) Approve.***

Supervisor Johnson requested that the report be prepared by Board Day (September 27, 2007).

**Vote on the motion to approve: 5-2**

***AYES:*** White, Dimitrijevic, Rice, West and Mayo (Chair) – 5

***NOES:*** Clark and Johnson – 2

5. 07-13 From Director, Economic and Community Development, providing a policy for reprogramming of Community Development Block Grant (CDBG) fund. ***(7/23/07: referred back to ECD staff and County Board staff)*** (Tape #9B-#336)

**APPEARANCE(S):**

Glenn Bultman, County Board Research Analyst

Mr. Bultman reviewed the subject policy, a copy of which is attached to the original of these minutes.

Discussion ensued with questions and comments from Committee members regarding the policy not addressing the concerns they had with the CDBG reallocation process. Specifically, creating a real incentive for those agencies that receive the funds to expend them in the year in which they are intended and to adopt a very clear procedure to be used when the funds are not expended in that year.

Mr. Bultman answered questions raised by Committee members.

Discussion ensued at length relative to secondary priority lists for agencies requesting CDBG funds.

**SCHEDULED ITEMS (CONTINUED):**

***MOTION BY: (CLARK) Approve.***

Discussion continued.

***MOTION BY: (WEST) Refer back to staff. (Vote 5-1)***

***AYES:*** White, Johnson, Dimitrijevic, West and Mayo (Chair) – 5

***NOES:*** Clark – 1

***EXCUSED:*** Rice – 1

6. 07-13 From Community Development Program Coordinator, Agreement for an Analysis of Impediments to Fair Housing Choice between Metropolitan Milwaukee Fair Housing Council and the Milwaukee County Economic and Community Development Division. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #10A-#203)

***APPEARANCE(S):***

Leonard Jackson, Community Development Program Coordinator

Mr. Jackson advised committee members of a change on page 4 of the Agreement to indemnify the City of West Allis and the City of Wauwatosa, as well as the County.

***The Committee took no action regarding this informational report.***

**ECONOMIC DEVELOPMENT**

7. From Economic and Community Development, submitting the following monthly updates:
- A. Economic Development Reserve Fund Balance and Approved Projects
  - B. Brownfield Redevelopment Capital Account Fund Balance and Approved Projects.
- (INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**  
(Tape #10A-#229))

***APPEARANCE(S):***

Leonard Jackson, Community Development Program Coordinator

Mr. Jackson reviewed the subject report, a copy of which is contained in the subject file.

Questions and comments ensued.

***The Committee took no action regarding this informational report.***



**SCHEDULED ITEMS (CONTINUED):**

8. 07-26 From Urbane Concepts, LLC, requesting a grant in the amount of \$45,000 from the Economic Development Fund to help close gap financing of the project. **(7/23/07: Referred to Economic and Community Development Division for review and recommendation)**

**This item was withdrawn from the agenda before the meeting began.**

9. 07-26 From Mitchell Street Development Opportunities Corporation, requesting a grant in the amount of \$10,000 from the Economic Development Fund to study for future strategic planning for the Greater Mitchell Street area. **(7/23/07: Referred to Economic and Community Development Division for review and recommendation)**  
(a)(a) (Tape #10A-#511)

**APPEARANCE(S):**

Bob Dennik, Director, Economic and Community Development

Mr. Dennik reviewed the subject request.

**MOTION BY: (WEST) Approve. (Vote 5-0)**

**AYES:** Clark, Johnson, Dimitrijevic, West and Mayo (Chair) – 5

**NOES:** 0

**EXCUSED:** Rice - 1

Supervisor White was not in the room at the time of the roll call.

10. 07-26 From African American Chamber of Commerce (AACC), requesting a grant in the amount of \$2,500.00 from the Economic Development Fund in support of their 2007/2008 Directory. **(PRESENTATION BY: Dester Martin)** (Tape #10A-#533)

**APPEARANCE(S):**

Bob Williams, Secretary Treasurer, African American Chamber of Commerce

Mr. Williams provided comments relative to the subject request.

Questions and comments ensued.

Committee members expressed concerns relative to paying \$2,500 for the directories. Concerns were also expressed and questions raised relative to how the directories are distributed.

**SCHEDULED ITEMS (CONTINUED):**

***MOTION BY: (JOHNSON) Approve.***

Questions and comments ensued.

***MOTION BY: (DIMITRIJEVIC) Refer back to Economic and Community Development staff for review and recommendation.***

Committee members requested that Mr. Williams provide a copy of the African American Chamber of Commerce's directory from last year for their review.

Supervisor Clark commented that the letter from the African American Chamber of Commerce is a reflection on the Chamber and its constituency in a negative way. The letter should have been proofread before it was sent out.

**Vote on the referral: 4-1**

***AYES:*** Clark, Johnson, Dimitrijevic, West and Mayo (Chair) – 4

***NOES:*** Johnson – 1

***EXCUSED:*** Rice - 1

Supervisor White was not in the room at the time of the roll call.

11. 07-21 From Bishop's Creek Community Development Corporation (BCCDC), requesting a grant in the amount of \$25,000 from the Brownfield Redevelopment Grant Fund to assist with demolishing portions of existing dilapidated structures as part of an overall revitalization construction project. (**PRESENTATION BY: Daren Daniels**) (Tape #10B-#142)

***APPEARANCE(S):***

Daren Daniels, Bishop's Creek Community Development Corporation  
Bob Dennik, Director, Economic and Community Development

***MOTION: (CLARK) Refer back to Economic and Community Development staff for review and recommendation.***

Mr. Daniels provided comments relative to the subject request.

Questions and comments ensued.

Supervisor Clark commented that she doesn't support giving the Bishop's Creek project any additional funding until information is provided as to how block grant funding from previous years have been expended. She indicated that she lives in this

## SCHEDULED ITEMS (CONTINUED):

area and has seen very little progress on this project.

Mr. Daniels provided comments relative to what has transpired in the last couple years relative to the project and past CDBG funds received. He indicated that the funds have been expended and the projects completed. The stagnation has taken place because the tax credits did not get approved until April of this year and Common Bond, who is their co-developer, did not want to do anything until after the tax credits were received.

Mr. Dennik advised that he would work with Mr. Daniels to put together a preliminary timeline that they have on the development and include this information in next month's report.

### Vote on the referral: 5-0

**AYES:** Clark, Johnson, Dimitrijevic, West and Mayo (Chair) - 5

**NOES:** 0

**EXCUSED:** Rice -- 1

Supervisor White was not in the room at the time of the roll call.

## REAL ESTATE

12. 07-13 From Manager, Real Estate Services, reporting on the status of 2007 excess property sales. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #10B-#331)

### **APPEARANCE(S):**

Craig Dillmann, Manager, Real Estate Services

Mr. Dillmann reviewed the subject report.

Questions and comments ensued.

***The Committee took no action regarding this informational report.***

13. 07-13 From Director, Economic and Community Development, a verbal report from the University of Wisconsin-Milwaukee, or its designee, regarding their interest in a portion of the Northeast Quadrant of the County Grounds in the City of Wauwatosa for the development of a school of engineering, and biomedical and advanced automation research and teaching campus. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #9A-#529)

## SCHEDULED ITEMS (CONTINUED):

This item was taken out of order.

### **APPEARANCE(S):**

Carlos Santiago, Chancellor – UW-Milwaukee  
David Gilbert

Mr. Santiago provided comments relative to UMW's interest in acquiring the Northeast Quadrant in Wauwatosa. He pointed out that their interest is not so much about real estate, but rather about co-locating with the institutions that already exist on the County grounds (Medical College, Froedtert Hospital, Children's Hospital and other institutions located there). He stated that the one component that these institutions lack is engineering and the one component UWM lacks is a medical school with the clinical research and clinical practice that those institutions provide. UMW feels that this will grow the economy regionally for Milwaukee County. Their intent is to, at some point purchase the land from Milwaukee County and seek both private and State support to move this public purpose enterprise forward.

Mr. Santiago provided renderings for the Committee's review.

Questions and comments ensued.

Supervisor Johnson requested a copy of the preliminary renderings.

Chairman Mayo stated that Milwaukee County should continue to control the sale of this land. He requested that Mr. Santiago come back to the Committee to advise of exactly what land UWM is interested in potentially purchasing.

**The Committee may adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on the following matter.**

14. 07-30 From Director, Economic and Community Development, requesting approval for a  
(a)(d) revised development plan for the 2.13-acre Block 26 (aka Block 1E) in the Park East Corridor, located between North Jefferson, North Milwaukee and East Lyon Streets and East Ogden Avenue in the City of Milwaukee, east of the Milwaukee River.  
(Tape #10B-#425)

## **SCHEDULED ITEMS (CONTINUED):**

### **APPEARANCE(S):**

Craig Dillmann, Manager, Real Estate Services  
Rich Curto and Team, RSC and Associates  
Ms. Patton, PERC Coordinator

Mr. Dillmann reviewed the subject request.

Mr. Curto provided comments relative to the subject request. He advised that their goal is to acquire the land by the end of November and start construction immediately thereafter.

Questions and comments ensued.

Committee members congratulated Mr. Curto and thanked him for his patience.

Ms. Patton provided brief comments relative to recruitment for employment in the PERC.

### ***MOTION BY: (CLARK) Approve the revised development plan for Block 1E.***

Chairman Mayo thanked the Committee for their patience with this project.

### **Vote on the motion to approve: 6-0**

**AYES:** Clark, White, Johnson, Dimitrijevic, West and Mayo (Chair) – 6

**NOES:** 0

**EXCUSED:** Rice -1

Mr. Curto provided brief comments. He stated that this has been a challenging process for all involved and he appreciates the Committee standing by the project.

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### **STAFF PRESENT:**

Glenn Bultman, County Board Legislative Research Analyst  
Bob Dennik, Director, Economic and Community Development  
Craig Dillmann, Manager, Real Estate Services  
Gary Bottoni, Housing and Development Program Coordinator  
Leonard Jackson, Community Development Program Coordinator

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**SCHEDULED ITEMS (CONTINUED):**

This meeting was recorded on tape. The foregoing matters were not necessarily considered in agenda order. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

Length of Meeting: 8:10 a.m. to 3:40 p.m.

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Adjourned,

*Linda K. Durham*

Linda K. Durham, Committee Clerk  
Committee on Economic and Community Development

<p><i>ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTY), upon receipt of this notice.</i></p>
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Chairperson: Supervisor Michael Mayo, Sr.  
Clerk: Linda Durham, 278-4225  
Research Analyst: Glenn Bultman, 278-5276

## COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, October 22, 2007 – 9:00 A.M.

Milwaukee County Courthouse - Room 201-B

### MINUTES

TAPE No. 11 Side A, #001 to EOT  
TAPE No. 11 Side B, #001 to EOT  
TAPE No. 12 Side A, #674

**PRESENT:** Supervisors Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 7

#### SCHEDULED ITEMS:

#### RESOLUTION(S)

1. 07-357 Resolution by Supervisors Broderick and Holloway, requesting Southeastern Wisconsin Regional Planning Commission (SEWRPC) to conduct a housing study throughout southeastern Wisconsin as soon as possible. **(9/17/07: Laidover until October cycle)** (Tape #11A-#20)

***MOTION BY: (CLARK) Approve.***

Supervisor Broderick provided comments regarding the resolution's intent

Supervisor Johnson requested unanimous consent to be added as a co-sponsor.

Mr. Jackson provided comments relative to fair housing and affordability.

Mr. Bultman advised that SEWRPC planned to do this housing study several years ago, but has been deferred for the last couple of years. The last study they did was in 1994.

**Vote on the motion to approve: 7-0**

**AYES:** Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 7

**NOES:** 0

**SCHEDULED ITEMS (CONTINUED):**

**HOUSING AND COMMUNITY DEVELOPMENT**

2. 07-367 A. From County Board Staff, recommending allocation of 2008 Community Development Block Grant (CDBG) funds for County activities.  
(Tape #11-#105)

**APPEARANCE(S):**

Glenn Bultman, County Board Research Analyst

Mr. Bultman reviewed the subject report. He added that Congress has not yet adopted a budget and the amount of \$720,000 could vary slightly.

Discussion ensued, with questions and comments relative to the process by which agencies were selected for CDBG funding.

***MOTION BY: (JOHNSON) Approve the allocation of 2008 CDBG funds for County activities.***

Comments ensued relative to what the City of Milwaukee does regarding CDBG fund allocation.

Chairman Mayo commended Mr. Bultman for his work on the CDBG fund allocations. He stated that a policy can be set up if Committee members want to change the policy; however, he feels Mr. Bultman put his best foot forward, stepped up to the plate and has been above board with every project selected for CDBG funds.

**Vote on the motion to approve: 5-2**

**AYES:** Clark, White, Johnson, Dimitrijevic and Mayo (Chair) – 5

**NOES:** Rice and West – 2

- B. From Director, Economic and Community Development, recommending allocation of 2008 CDBG funds for municipal activities. (Tape #11A-#399)

**APPEARANCE(S):**

Leonard Jackson, Community Development Program Coordinator

Mr. Jackson reviewed the allocation subject report.

Questions and comments ensued.



**SCHEDULED ITEMS (CONTINUED):**

***MOTION BY: (WHITE) Approve the recommenced allocation of 2008 CDBG funds for municipal activities. (Vote 7-0)***

**AYES:** Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 7

**NOES:** 0

3. 07-403 From Director, Economic and Community Development, regarding allocation of 2008 HOME funds. (Tape #11A-#465)

**APPEARANCE(S):**

Gary Bottoni, Housing and Development Program Coordinator  
Leonard Jackson, Community Development Program Coordinator  
Jim Hill, Director, Behavioral Health Division  
Mike Brever, Executive Director, Tri Corp Housing

Mr. Bottoni reviewed the subject request.

Questions and comments ensued.

Supervisor Clark asked questions about the Homebuyer Assistance Program and requested information regarding the number of individuals who are taking advantage of the program. She stated that she would like to see this program more publicized. She requested that ECD staff develop a plan to market the housing programs within their division better and report back to this Committee at the December cycle to advise of their plan.

Mr. Dennik requested that the Committee allow ECD staff to report back in the January cycle, as opposed to the December cycle.

Discussion ensued with questions and comments relating to West Samaria, East Samaria and New Samaria, their locations and the Community Housing Development Organization (CHDO).

***MOTION BY: (WHITE) Approve the allocation of 2008 HOME funds.***

**AYES:** White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 6

**NOES:** Clark – 1

4. 07-404 From Director, Economic and Community Development, recommending approval of the 2008 Action Plan for the CDBG Programs. (Tape #11A-#647)

**APPEARANCE(S):**

Gary Bottoni, Housing and Development Program Coordinator

## SCHEDULED ITEMS (CONTINUED):

Mr. Bottoni reviewed the subject report.

Questions and comments ensued.

***MOTION BY: (RICE) Approve his verbal amendment to direct the Director of Economic and Community Development to confer with the City of Milwaukee Block Grant Administration Office and report back to the Economic and Community Development Committee on a revised application evaluation process, incorporating quantitative analysis and a scoring system. (Vote 7-0)***

**AYES:** Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 7

**NOES:** 0

Supervisor West requested that staff review the possibility of developing a formula for distribution of CDBG funds based on population of specific areas in the city of Milwaukee.

Supervisor Rice considered this as a friendly amendment to his motion.

Supervisor White commented that when the City tried to tackle the issue of distribution of CDBG funds based on population of geographical boundaries within the city several years ago, it almost turned into a racial conflict; however, the City was able to get a handle on it because there were historical organizations receiving money on both sides of town (North and South) that didn't really have anything to do with a literal boundary.

Supervisor West stated that for the record, her friendly amendment was not based on anything racial.

***MOTION BY (WHITE) Approve the 2008 Action Plan for the CDBG programs, as amended. (Vote 7-0)***

**AYES:** Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 7

**NOES:** 0

5. 07-379 Review of the 2008 budget relating to the establishment of a Housing Division in the Department of Health and Human Services which transfers some programs from the Economic and Community Development Division. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #11B-#32)

**APPEARANCE(S):**

Rob Henken, Director, Department of Administrative Services

## SCHEDULED ITEMS (CONTINUED):

Jim Hill, Director, Behavioral Health Division

Mr. Henken reviewed his report to the Committee dated October 17, 2007. Attached to his report were two additional documents: 1) the written testimony provided by Jim Hill at the Finance and Audit Committee on October 12, 2007 and 2) a response from Mr. Henken to a series of questions from Supervisor Clark, dated October 17, 2007 (copies of the aforementioned reports are attached to the original of these minutes).

Questions and comments ensued.

Mr. Hill provided a summary of his qualifications and his experience with housing.

Chairman Mayo expressed his concern relative to housing for all residents in the city of Milwaukee.

***The Committee took no action on this informational report.***

## ECONOMIC DEVELOPMENT

6. 07-13 From Economic and Community Development, submitting the following monthly updates:
- A. Economic Development Reserve Fund Balance and Approved Projects
  - B. Brownfield Redevelopment Capital Account Fund Balance and Approved Projects.
- (INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**  
(Tape #11B-#343)

### **APPEARANCE(S):**

Leonard Jackson, Community Development Program Coordinator

Mr. Jackson reviewed the subject report, a copy of which is contained in the subject file.

Questions and comments ensued.

Supervisor West advised that she did not remember voting on the \$10,000 Economic Development grant to Mitchell Street Development Opportunities Corporation, voted upon and approved at the September 17, 2007 ECD meeting. She requested that staff review the tape and get back to her.

Discussion ensued relative to what changes would occur if the information came back differently on the tape.

## SCHEDULED ITEMS (CONTINUED):

Ms. Durham advised that she would review the tape recording and advise Supervisor West of her findings.

***The Committee took no action regarding this informational report.***

7. 07-26 From Urbane Concepts, LLC, requesting a grant in the amount of \$45,000 from the  
(a)(b) Economic Development Fund to help close gap financing of the project. **7/23/07: Referred to Economic and Community Development Division for review and recommendation) (9/17/07: Pulled from the agenda) (REPORT FROM ECONOMIC AND COMMUNITY DEVELOPMENT DIVISION) (Tape #11B-#485)**

### **APPEARANCE(S):**

Bob Dennik, Director, Economic and Community Development  
Leonard Jackson, Community Development Program Coordinator

### **Supervisor Clark in the Chair.**

Supervisor Mayo advised that Mr. Johnson from Urban Concepts, had a family emergency but requested that the Committee approve the subject request.

***MOTION BY: (MAYO) Approve an Economic Development grant to Urbane Concepts in the amount of \$45,000 with a condition that all other funds are available before County funds are disbursed.***

Mr. Dennik provided comments relative to the subject request.

Questions ensued as to the Department's recommendation for the exact amount (\$45,000) requested and the number of jobs that can be expected from this project.

Supervisor Mayo requested that Urbane Concepts report back to this committee with their outcomes for family supporting jobs for this project, if it is approved.

### **Vote on the motion to approve: 7-0**

**AYES:** Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 7

**NOES:** 0

**SCHEDULED ITEMS (CONTINUED):**

8. 07-26 From African American Chamber of Commerce (AACC), requesting a grant in the  
(a)(c) amount of \$2,500 from the Economic Development Fund in support of their 2007/2008 Directory. **(9/17/07: Referred back to the Economic and Community Development Division for review and recommendation) (REPORT FROM ECONOMIC AND COMMUNITY DEVELOPMENT DIVISION RECOMMENDING AWARD OF AN ECONOMIC DEVELOPMENT GRANT IN THE AMOUNT OF \$2,500)** (Tape #11B-#611)

**APPEARANCE(S):**

Bob Dennik, Director, Economic and Community Development

***MOTION BY: (JOHNSON) Approve an Economic Development grant in the amount of \$2,500 to the African American Chamber of Commerce.***

Mr. Dennik reviewed the subject request.

Questions and comments ensued.

Supervisor Dimitrijevic requested that the AACC provide a copy of their ad to the Committee.

**Vote on the motion to approve: 5-2**

**AYES:** Clark, White, Johnson, Rice and Mayo (Chair) – 5

**NOES:** Dimitrijevic and West - 2

9. 07-21 From Bishop's Creek Community Development Corporation (BCCDC), requesting a  
(a)(b) grant in the amount of \$25,000 from the Brownfield Redevelopment Grant Fund to assist with demolishing portions of existing dilapidated structures as part of an overall revitalization construction project. **(REPORT FROM ECONOMIC AND COMMUNITY DEVELOPMENT DIVISION RECOMMENDING AWARD OF AN BROWNFIELD REDEVELOPMENT GRANT IN THE AMOUNT OF \$25,000)** (Tape #11B-#699)

**APPEARANCE(S):**

Bob Dennik, Director, Economic and Community Development

Daren Daniels, Bishop's Creek Community Development Corporation

***MOTION BY: (CLARK) Deny the request. (Vote 1-6)***

**AYES:** Clark – 1

**NOES:** White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 6

**Motion failed.**

## SCHEDULED ITEMS (CONTINUED):

Mr. Daniels provided comments.

Supervisor Johnson requested that Mr. Daniels put the comments he made today regarding the progress of the BCCDC project in writing, including the total cost of the project and their budget and forward those comments to the Committee, as well as to all other County Board Supervisors.

***MOTION BY: (WHITE) Approve a Brownfield Redevelopment grant in the amount of \$25,000 to Bishop's Creek Community Development Corporation. (Vote 6-1)***

**AYES:** White, Johnson, Dimitrijevic, Rice, West and Mayo – 6

**NOES:** Clark – 1

### REAL ESTATE

10. 07-13 From Manager, Real Estate Services, reporting on the status of 2007 excess property sales. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #12A-#117)

**APPEARANCE(S):**

Craig Dillmann, Manager, Real Estate Services

Mr. Dillmann reviewed the subject report.

Questions and comments ensued.

***The Committee took no action regarding this informational report.***

11. 07-13 From the Director of Economic & Community, requesting authorization to commence discussions with the University of Wisconsin-Milwaukee and the University of Wisconsin-Milwaukee Foundation concerning the business terms of acquiring a portion of the property on the Northeast Quadrant on the Milwaukee County grounds in the City of Wauwatosa for development of the new University of Wisconsin-Milwaukee School of Engineering, Bio-Medical and Innovation Park campus. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #12A-#217)

**APPEARANCE(S):**

Bob Dennik, Director, Economic and Community Development

Craig Dillmann, Manager, Real Estate Services

David Gilbert

Supervisor Clark in the Chair.

## SCHEDULED ITEMS (CONTINUED):

Supervisor Dimitrijevic expressed concerns relative to not having any type of document for the Committee to review regarding this item. She stated that she is not against discussing this issue or going forward with it, however, she wants to be sure about what the Committee is going forward with and wants the Committee to be kept in the loop at all times.

***MOTION BY: (MAYO) Approve with a request that the Director of Economic and Community Development provide additional information stating exactly what land UW-Milwaukee and the UW-Milwaukee Foundation is interested in purchasing, including a comparison analysis of the 50 acres and the 80 acres.***

**AYES:** Mayo, White, Johnson, Dimitrijevic, Rice, West and Clark (Chair) – 7  
**NOES:** 0

Mr. Dennik provided comments relative to the subject request.

Questions and comments ensued.

The Committee expressed a desire to see some side-by-side comparison information, including timetable, prices and options.

Mr. Gilbert provided comments.

**The Committee may adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on the following matter.**

12. 07-30 From the Director of Economic and Community Development recommending a six (6)  
(a)(e) month extension to the option to purchase for Block 2E in the Park East Corridor, located between North Milwaukee and North Broadway and East Lyon Streets and East Ogden Avenue in the City of Milwaukee, east of the Milwaukee River.  
(Tape #12A-#376)

**APPEARANCE(S):**

Craig Dillmann, Manager, Real Estate Services  
Rich Curto and RSC Team

Mr. Dillmann provided comments relative to the request for a six month extension to the option to purchase for Block 2E from RSC and Associates.

## SCHEDULED ITEMS (CONTINUED):

Mr. Curto provided comments. He stated that he will report back to the Committee with a revised plan, which is more of an embellished plan.

Mr. Dillmann advised that to date, the total amount of refundable money in the County's possession is \$90,000. If this extension were approved, the amount would increase to \$115,000 of nonrefundable money.

***MOTION BY: (CLARK) Approve a six (6) month extension to the option to purchase for Block 2E in the Park East Corridor, located between North Milwaukee and North Broadway and East Lyon Streets and East Ogden Avenue in the City of Milwaukee, east of the Milwaukee River.***

Supervisor Rice expressed concerns as to whether the County is using the options as a sufficient economic incentive to get these projects moving and going. He would like an analysis as to whether or not a policy can be put in place – identifying value, what the extended delay is going to cost the County in terms of not realizing these funds towards the County's goal on land sales and if there should be an escalating fee structure so that the longer the closing is delayed, the higher the option fee.

Chairman Mayo requested that ECD staff provide an informational report in January addressing Supervisor Rice's concerns.

### **Vote on the motion to approve: 7-0**

**AYES:** Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 7

**NOES:** 0

13. 07-30 (a)(f) From the Director of Economic and Community Development recommending a six (6) month extension to the option to purchase for Block 4W in the Park East Corridor, located between Old World Third Street, West McKinley Avenue, North 4<sup>th</sup> Street and West Juneau Avenue in the City of Milwaukee, west of the Milwaukee River.  
(Tape #12A-#572)

### **APPEARANCE(S):**

Craig Dillmann, Manager, Real Estate Services

Rob Ruvin, Ruvin Development

Dave Floresheim, Ruvin Development

Mr. Dillmann provided comments relative to the request for a six month extension to the option to purchase for Block 4W in the Park East Corridor from Ruvin Development.



## SCHEDULED ITEMS (CONTINUED):

Mr. Ruvin and Mr. Floresheim provided comments.

Questions and comments ensued regarding the preservation of the Brewery building and the Sidney High building.

***MOTION BY: (JOHNSON) Approve a six (6) month extension to the option to purchase for Block 4W in the Park East Corridor, located between Old World Third Street, West McKinley Avenue, North 4<sup>th</sup> Street and West Juneau Avenue in the City of Milwaukee, west of the Milwaukee River. (Vote 7-0)***

**AYES:** Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 7

**NOES:** 0

14. 07-30 From the Director of Economic and Community Development recommending a six (6)  
(a)(g) month extension to the option to purchase for the triangular-shaped .37 acre Block 6E in the Park East Corridor, located between North Water Street, North Edison Street and East Knapp Street in the City of Milwaukee, east of the Milwaukee River.  
(Tape #12A-#663)

***MOTION BY: (CLARK) Adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e) for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on Item 14. (Vote 7-0)***

The Committee adjourned into closed session at approximately 11:45 a.m. and reconvened back into open session at approximately 12 noon with the same members present as before.

### **APPEARANCE(S):**

Craig Dillmann, Manager, Real Estate Services

Mr. Dillmann provided comments relative to the request for a six month extension to the option to purchase for the triangular-shaped .37 acre Block 6E in the Park East Corridor from MLG Development.

**SCHEDULED ITEMS (CONTINUED):**

***MOTION BY: (CLARK) Approve a six (6) month extension to the option to purchase for the triangular-shaped .37 acre Block 6E in the Park East Corridor, located between North Water Street, North Edison Street and East Knapp Street in the City of Milwaukee, east of the Milwaukee River. (Vote 7-0)***

**AYES:** Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 7

**NOES:** 0

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**STAFF PRESENT:**

Glenn Bultman, County Board Legislative Research Analyst

Bob Dennik, Director, Economic and Community Development

Craig Dillmann, Manager, Real Estate Services

Gary Bottoni, Housing and Development Program Coordinator

Leonard Jackson, Community Development Program Coordinator

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This meeting was recorded on tape. The foregoing matters were not necessarily considered in agenda order. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

Length of Meeting: 9:05 a.m. to 12:00 p.m.

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Adjourned,

*Linda K. Durham*

Linda K. Durham, Committee Clerk

Committee on Economic and Community Development

Chairperson: Supervisor Michael Mayo, Sr.  
Clerk: Linda Durham, 278-4225  
Research Analyst: Glenn Bultman, 278-5276

## COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, December 10, 2007 – 9:00 A.M.

Milwaukee County Courthouse - Room 201-B

### MINUTES

TAPE No. 13 Side A, #001 to EOT  
TAPE No. 13 Side B, #001 to EOT  
TAPE No. 14 Side A, #001 to #97

**PRESENT:** Supervisors Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 7

#### SCHEDULED ITEMS:

#### HOUSING

1. 07-13 From Director, Economic and Community Development, reporting on the development of a plan to market the housing programs within the Economic and Community Development division. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #13A-#32)

#### **APPEARANCE(S):**

Bob Dennik, Director, Economic and Community Development  
Gary Bottoni, Housing and Development Program Coordinator

Mr. Bottoni reviewed the subject report.

Questions and comments ensued.

Supervisor Clark stated that she is interested in having someone else provide services as Milwaukee County's Community Housing Development Organization (CHDO).

***MOTION BY: (CLARK) Direct the staff of the Division of Housing and the Department of Health and Human Services to develop an RFP for the purpose of selecting a new CHDO Administrator and that staff report back at the next committee cycle on the progress of the RFP.***

Questions and comments continued.

**SCHEDULED ITEMS (CONTINUED):**

**Vote on the motion: 7-0**

**AYES:** Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 7

**NOES:** 0

**ECONOMIC DEVELOPMENT**

2. 07-13 From Economic and Community Development, submitting the following monthly updates:
- A. Economic Development Reserve Fund Balance and Approved Projects
  - B. Brownfield Redevelopment Capital Account Fund Balance and Approved Projects.

**(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**  
(Tape #13A-#405)

**APPEARANCE(S):**

Leonard Jackson, Community Development Program Coordinator

Mr. Jackson reviewed the subject report.

Questions and comments ensued.

Supervisor Dimitrijevic requested that staff provide a brief status report at the January ECD meeting on the two projects listed in the report under Economic Development Reserve Fund (Mitchell Street Development Opportunities and Urbane Concepts, LLC) The status report should include money spent and any information on jobs developed. She also requested a status report on the two projects under Brownfield Redevelopment Capital Account (Upkeep and repairs on the Muirdale Building and Bishops Creek Community Development Corporation).

3. 07-13 From Director, Economic and Community Development, reporting on seeking funding for additional Brownfield grants. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #13A-#433)

**APPEARANCE(S):**

Bob Dennik, Director, Economic and Community Development

Mr. Dennik advised that he would be seeking to find additional Brownfield dollars from all different areas.

## SCHEDULED ITEMS (CONTINUED):

4. 07-13 From Director, Economic and Community Development, Presentation from Towne Realty on the former Pabst Brewery project. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #13A-#468)

### **APPEARANCE(S):**

Bob Dennik, Director, Economic and Community Development  
Craig Dillmann, Manager, Real Estate Services  
Daniel McCarthy, Vice President – The Brewery  
Thomas Bernacchi, Vice President – Towne Realty, Inc.

Mr. McCarthy and Mr. Bernacchi provided an update as to what's going on at the Brewery. They distributed information and provided a presentation. A copy of the information distributed is attached to the original of these minutes.

Questions and comments ensued at length.

Discussion ensued relative to this project being a sole source project.

## REAL ESTATE

5. 07-13 From Manager, Real Estate Services, reporting on the status of 2007 excess property sales. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #13B-#250)

### **APPEARANCE(S):**

Craig Dillmann, Manager, Real Estate Services

Mr. Dillmann reviewed the subject report.

He stated that it is still his vision that Block 1 of the Park East is to close within the 4<sup>th</sup> quarter. He advised that the primary challenge for Block 1 at this point and time is the fact that the credit markets are very cautious.

Questions and comments ensued.

6. 07-13 From Director, Economic and Community Development informing the Committee on Economic and Community Development of the issuance of a Request for Interest (RFI) for the Behavioral Health Division (BHD) property located on the County Grounds in the City of Wauwatosa. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #13B-#368)

### **APPEARANCE(S):**

Supervisor Gerry Broderick, 3<sup>rd</sup> District

## SCHEDULED ITEMS (CONTINUED):

Rob Henken, Director, Department of Administrative Services  
Bob Dennik, Director, Economic and Community Development

Mr. Henken provided a brief update of where things stand in general. He advised that discussions regarding options for the St. Michael's site have been on-going and have not reached the formal negotiations stage. The stage they are in currently is that they're looking at the buildings at the site - which of the buildings currently at the Behavioral Health Division (BHD) would stay standing, which would not; the land at the site, and what are some of the options of the developer.

Supervisor Dimitrijevic stated that after reviewing the options in the report, that she didn't see the option for Milwaukee County to remain on the 43 acres in some form or fashion and maintain its current BHD out there. She stated that she is still not convinced, until she has all the information on the table and can compare staying or leaving, that Milwaukee County should vacate the property. She also stated that she would like additional information in the RFI to read as follows: "or partner directly with Milwaukee County to build a new facility to house our BHD operations on a portion of the site."

Mr. Henken advised that the language in the report for the RFI meant to convey Supervisor Dimitrijevic's request. He will make sure that the language she proposed is included in the RFI. Mr. Henken will provide an additional report to the Committee at a future date.

Questions ensued as to whether or not there are legal issues driving a date by which Milwaukee County needs to give someone an answer as to what their specific housing and services plans are for the clients at BHD.

Supervisor Clark reiterated that an invitation should be extended to all supervisors, not just a few, to tour the BHD facility.

Discussion ensued as to why the decision was made to change from what the County Board directed in July to now issue an RFI instead of an RFP. The Committee expressed concerns relative to the department making a decision contrary to the language in the resolution.

Chairman Mayo stated that he needed clarification as to whether the language in the resolution referred to an RFI or RFP. He requested that the Committee Clerk listen to the tape and get back to him.

Mr. Henken advised that there was no desire to go counter to the intent of the County Board.

## SCHEDULED ITEMS (CONTINUED):

Supervisor Broderick stated that he responded to a generic invitation to tour the BHD. He advised that it was not a selective invitation focused on some Supervisors.

Supervisor Clerk expressed an interest in knowing when the e-mail went out to Supervisors relative to touring the BHD.

Supervisor White reiterated that it is very important for Supervisors representing districts in which changes are proposed, to be contacted, especially relative to any tours being provided. He expressed concerns relative to two issues. 1) for formal touring of the facility, he stated he would have expected the process to be that the first thing done was to have the supervisor(s) representing the area, tour the BHD division, point out problems; then tour the St. Michael's facility; 2) this process seems to be moving too fast, particularly with the St. Michael's issue. He stated that the priority that came through to him in this process was not one of what we do for the clients at BHD, but rather jumping in to make a deal and buy this building from Wheaten Franciscan to make them happy.

### COMMUNITY BUSINESS DEVELOPMENT PARTNERS

7. 07-454 From Director, Community Business Development Partners, submitting a 2008 Goal Program for Disadvantaged Business Enterprise (DBE) involvement in County funded projects and/or procurement. (Tape #13B-#697)

#### **APPEARANCE(S):**

Freida Webb, Director, Community Business Development Partners

Ms. Webb reviewed the subject report.

Questions and comments ensued.

Ms. Webb advised that she will separate out "time and material" for 2007 and provide that information to the Committee.

***MOTION BY: (JOHNSON) Approve the resolution outlining the 2008 Goal Program for DBE involvement in County funded projects and/or procurement.***

Questions and comments ensued as to when Procurement will be a solid goal instead of an aspirational goal.

Supervisor West requested that staff provide a report detailing what specifically is being done to market Milwaukee County's DBE program to different ethnic groups throughout Milwaukee. The report should be brought back in the January cycle.

## **SCHEDULED ITEMS (CONTINUED):**

Chairman Mayo requested a report on exactly who is getting the work. The information should be broken down (females and all ethnic backgrounds).

### **Vote on the motion: 6-1**

**AYES:** Clark, White, Johnson, Dimitrijevic, Rice and West – 6

**NOES:** Mayo (Chair) – 1

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### **STAFF PRESENT:**

Glenn Bultman, County Board Legislative Research Analyst  
Bob Dennik, Director, Economic and Community Development  
Craig Dillmann, Manager, Real Estate Services  
Leonard Jackson, Community Development Program Coordinator  
Gary Bottoni, Housing and Development Program Coordinator  
Rob Henken, Director, Department of Administrative Services

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Length of Meeting: 9:05 a.m. to 12:00 p.m.

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Adjourned,

*Linda K. Durham*

Linda K. Durham, Committee Clerk  
Committee on Economic and Community Development